



Historic Architectural Review Commission

Staff Report for Item 6

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: June 19, 2019

Applicant: Meridian Engineering, Designer

Application Number: H2019-0024

Address: #1209 Georgia Street

Description of Work

Addition to side of house.

Site Facts

The site under review is located on the southeast corner of Georgia and Catherine streets. The main structure in the site is a contributing resource to the historic district. Built circa 1919, the historic bungalow house has undergone some alterations, including enclosure of the front porch. Currently half of the historic porch remains enclosed. A pergola is located at the southeast corner of the main house.

The site has an unpermitted shed and covered shelter facing Catherine Street. After Hurricane Irma, the owners applied for an emergency permit to rebuild the perimeter fence. The owners are in need of expanding their bedroom and adding a laundry space.

Guidelines Cited in Review

- SOIS (pages 16-23), specifically Standards 1, 2, 5, 9, and 10.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 5, 6, 21, 23, 30 and 33.

Staff Analysis

The Certificate of Appropriateness in review is for the construction of a new side addition. The proposed addition will be located on the south side of the house and setback from the enclosed portion of the front porch. Nevertheless, the proposed bump out will be forward from the historic front wall. The proposed addition will have a side gable roof with aluminum windows on its side elevation. Metal shingles are proposed as roofing material.

Consistency with Cited Guidelines

It is staff's opinion that the proposed design is inconsistent with cited SOIS and Guidelines. The addition will have an adverse effect on the bungalow structure as the form of the building has been preserved; adding a volume to the side of the building will alter the integrity, massing, and proportions that are specific to this architectural style. (Page 67 of the guidelines)

Staff has discussed with the applicant other alternatives to achieve his client's needs without altering the exterior of the main house, and by enclosing portions of the existing pergola. Other alternatives will create no alterations to the existing historic house fabric.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

1209 Georgia	
Sarah Wernicoff	PHONE NUMBER 305-304-4026
1209 Georgia	EMAIL
Key West FL	
Meridian Engineering	PHONE NUMBER 305-293-3263
203 Front St. Suite 203	EMAIL rmilelli@meflkeys.com
Key West FL	
DATE 5/24/19	

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

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☐ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☒ NO ☐ INVOLVES A HISTORIC STRUCTURE: YES ☐ NO ☐

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: Construct 5'-3" x 17'-0" addition to side of existing structure

MAIN BUILDING: 5'-3" x 17'-0" single story wood framed addition to an existing bedroom. (2) impact aluminum windows. Metal shingle roof. Hardboard siding

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

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

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
Main building is listed as contributing.			
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

1209 Georgia

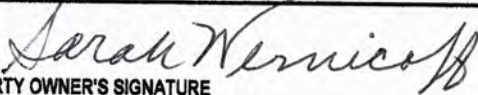
PROPERTY OWNER'S NAME:

Sarah Wernicoff

APPLICANT NAME:

Meridian Engineering

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

 PROPERTY OWNER'S SIGNATURE	6/5/19 SARAH WERNICOFF DATE AND PRINT NAME
---	---

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Remove existing wood siding and framing for addition. Remove existing French door. Demo of 182 sf total (wall plus doors)

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

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

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

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

Project involves demolishing a portion of exterior wall.

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

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

see (1)(a)

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.

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

see (1)(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.

see (1)(a)

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

see (1)(a)

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

see (1)(a)

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

see (1)(a)

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

see (1)(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.

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.

See (1)(a)

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

See (1)(a)

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

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.

N/A

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

N/A

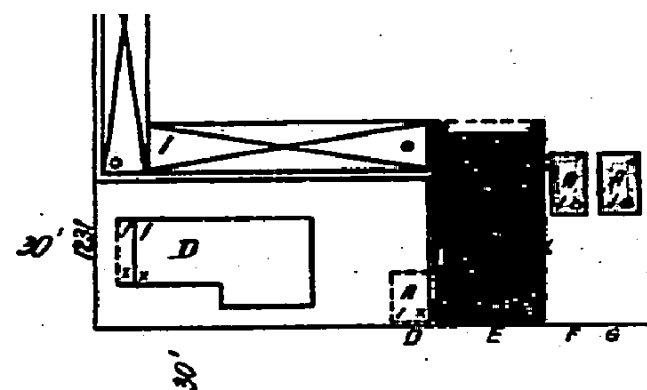
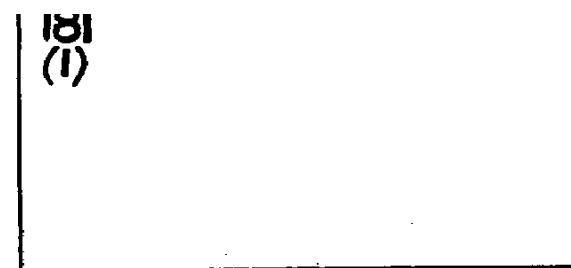
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

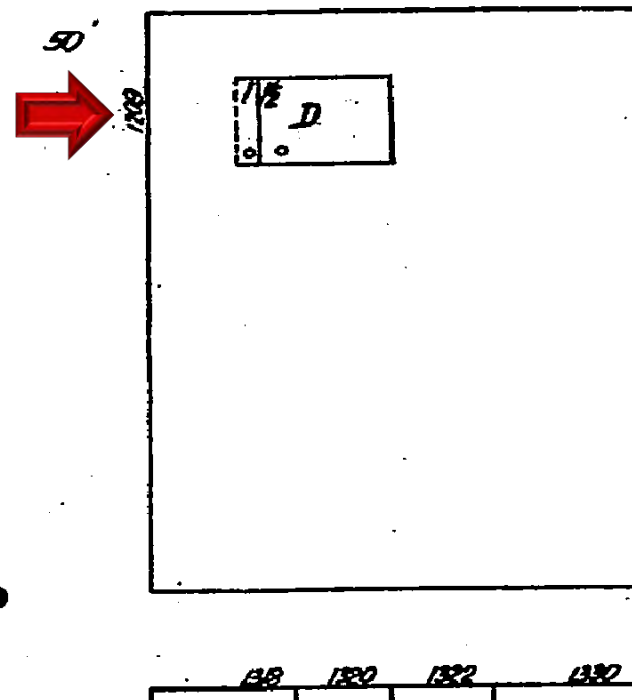
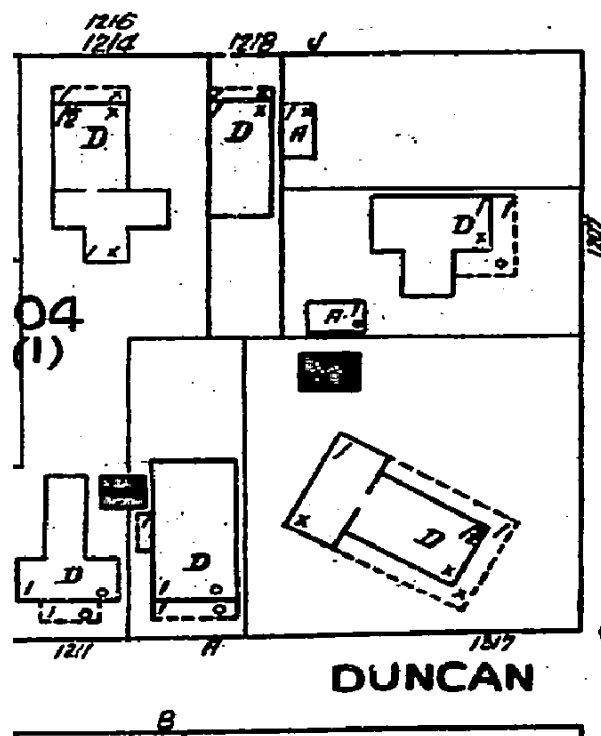
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

SANBORN MAPS



CATHARINE B



1926 Sanborn Map

PROJECT PHOTOS



Aerial photograph circa 1930. Monroe County Library.



1209 Georgia circa 1965. Monroe County Library.

KW MOFFATS SUB
LOT 1 SQR 3 TR 14
A5-178

OR448-54/55

LAND COMPUTATIONS						
QUAN - TYPE-DESC.	SIZE-AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
	44100	80	95		7600	3450
	44100	80	95		7600	3450
					TOTAL	7600

MONROE COUNTY, FLORIDA

AK 1036072

VALUATION TOTALS		
	LAND	2,130
1966	IMPROVEMENTS	8,240
	TOTAL	10,370
	LAND	2,130
1971	IMPROVEMENTS	9,435
	TOTAL	11,565
	LAND	2,667
1974	IMPROVEMENTS	10,650
	TOTAL	13,317
	LAND	2,650
1976	IMPROVEMENTS	17,744
	TOTAL	20,394
	LAND	
1975	IMPROVEMENTS	
	TOTAL	
	LAND	
19__	IMPROVEMENTS	
	TOTAL	
	LAND	
19__	IMPROVEMENTS	
	TOTAL	

— NOTES —

Tolson now also RE 3522 +
3526 of 448-64-55
into Convention No. 100
due to KKK RACISM
+ IMPROVEMENT B

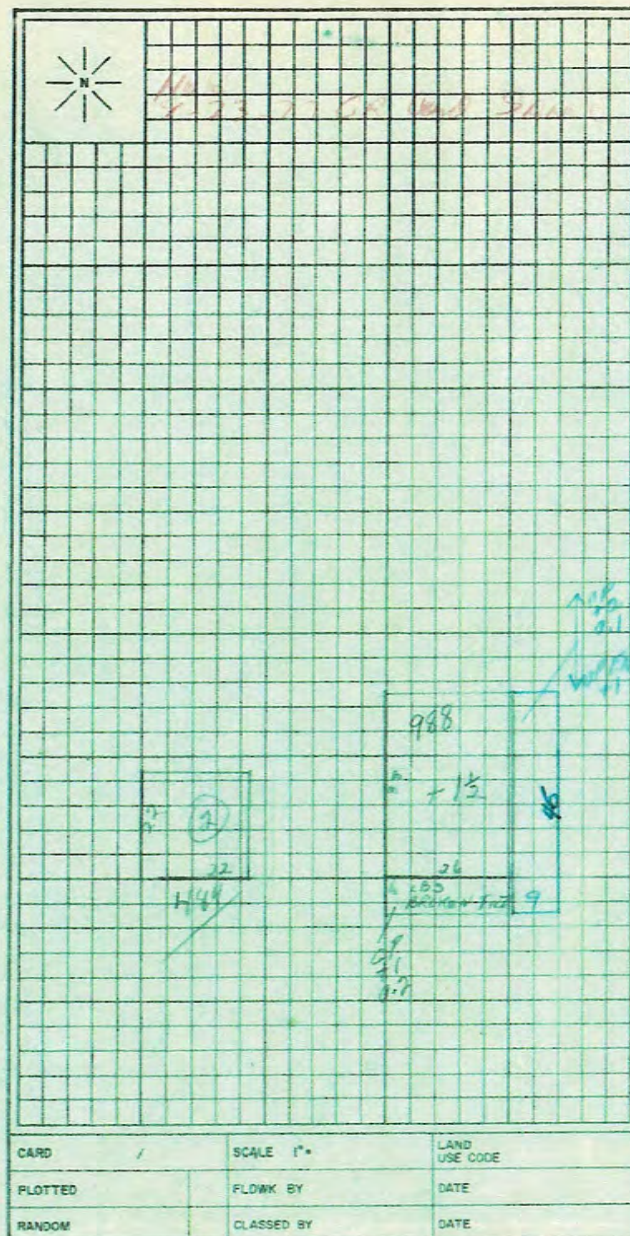
3946 7/11/70 3450



3-1-76



3-1-76



CONSTRUCTION DATA					CONSTRUCTION DATA				
IMPROVEMENT	1	2	3	4	IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	RES	GAR	RES	POOL	Unfinished				
YEAR BUILT				1975	Wd. or Cell. Bds				
ROOMS					INTERIOR FINISH				
Total Rooms					Wallboard				
Eff. Apts.					Plaster, No Furring				
— Rm Apts.					Plaster, Furring				
No. of Baths	1		2		Drywall				
No. of Rest Rms.					Wood Panel				
— Fast. R. Rms.					FLOORS				
— Fast. R. Rms.					None				
Total Fixtures					Single Pine				
FOUNDATION					Concrete				
Continuous Wall					Conc., Asph. Tile				
Piers					Panc. Terrazzo				
Piling					Double Pine				
ADJUSTMENTS					Double Hardwood				
Frame					Precast Conc.				
Height					Parquet				
Front & Interior					Conc. Q. Tile				
Apt. Equip.					Conc. Cer. Tile				
Partitions					Marble				
Special Use					PLUMBING				
EXTERIOR WALLS					None				
Wallboard					Poor				
Corr. Metal					Good, Plain				
Corr. Asbestos					Good, Tile				
Wd. Fr. Stucco					HEATING				
Wd. Fr. Asbestos					None				
C.B. Plain					Unit Heat				
C.B. Stucco					Centrl. Heating				
Wd. Fr. Siding					Centrl. Cooling				
Tile Stucco					Centrl. Cool & Heat				
Brick					ELECTRICITY				
Reinf. Conc.					None				
Panel. Glass, Mtl.					Poor				
ROOF TYPE					Average				
Flat, Shed					Good				
Hip, Gable					CLASS & SCALE				
Bar Joist					CONST. UNITS				
Wood Truss					CLASS UNITS				
Prestressed					TOTAL UNITS				
Steel Truss					BASE RATE				
ROOF MATERIAL					ADJ. RATE				
Spr. Mtl. Roll					AREA				
T. & G. B.U.					E.F. 18"ATH				
Shing. Wd., Etc.					E.F.				
Shing. Asbestos					REP. COST NEW				
Tile, Cement					CONDITION				
Tile, Clay					DEP. REP. VALUE				
Bermuda					DEPRECIATION ADJUSTMENT				
Slate					NO.	PHY.	ADJUSTMENT	%	COND.
Gypsum					1				
					2				
					3				
					4				

HARC Application Photos 1209 Georgia St.

1. Georgia St. Elevation Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 1209 Georgia St.

2. SE on Georgia St. Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 1209 Georgia St.

3. NW on Georgia St. Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 1209 Georgia St.

4. Right Neighboring home Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 1209 Georgia St.

5. Building across Georgia St. Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 1209 Georgia St.

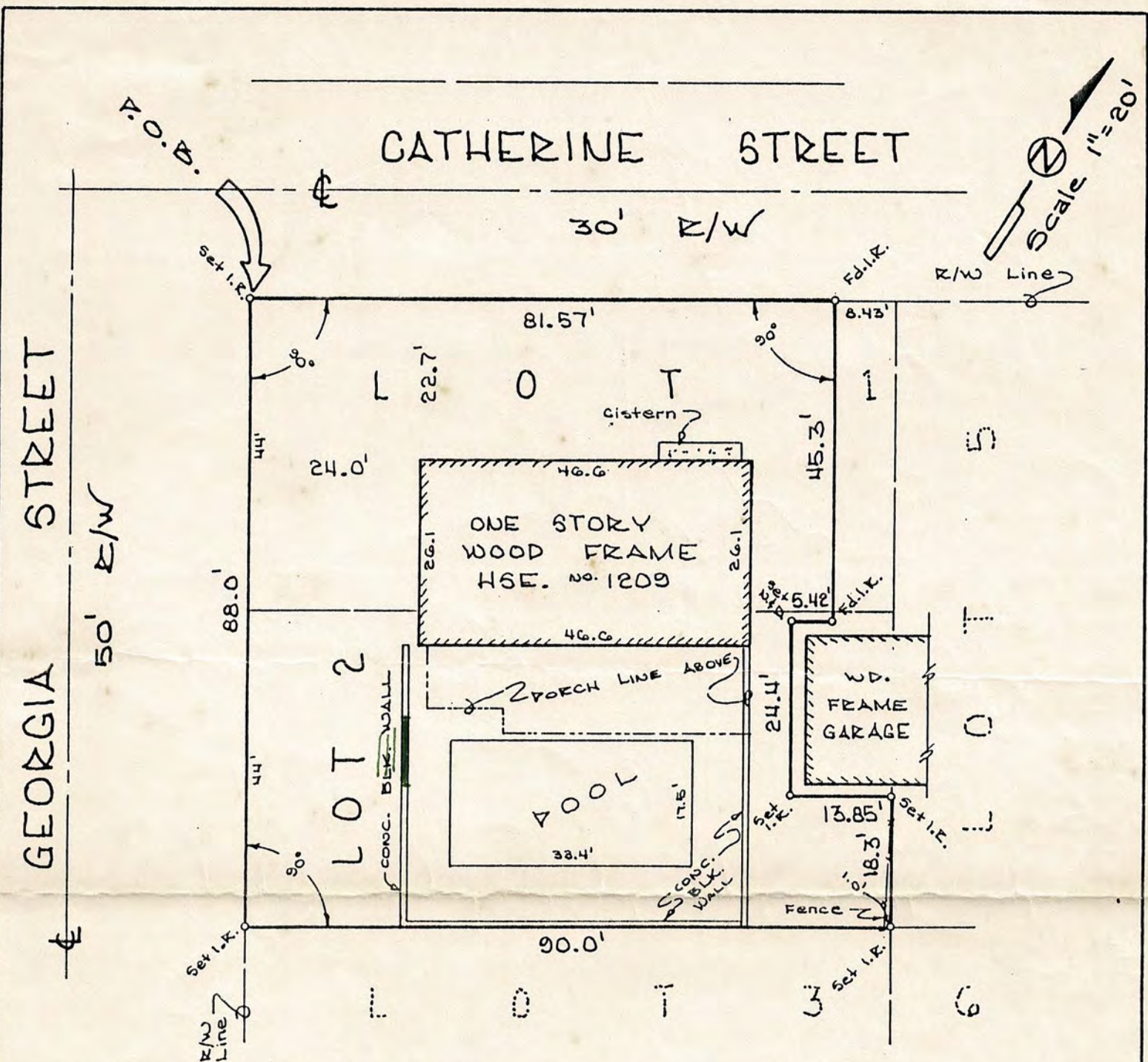
5. Side of home Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 1209 Georgia St.

SURVEY



SURVEY OF: In the City of Key West, Monroe County, Florida, and known as a part of Tract 14, according to W.A. Whitehead's Map of 1829, but now known as a part of Lot 1 and part of Lot 2 in Square 3 of said Tract 14, according to M.A. Moffat's Subdivision of 1/3 of Tract 14 and being described as follows:

BEGIN at the intersection of the Northeasterly right of way line of Georgia Street with the Southeasterly right of way line of Catherine Street and thence run Northeasterly along the said right of way line of Catherine Street for a distance of 81.57 feet; thence Southeasterly at right angles for a distance of 45.3 feet; thence Southwesterly at right angles for a distance of 5.42 feet; thence Southeasterly at right angles for a distance of 24.4 feet; thence Northeasterly at right angles for a distance of 13.85 feet; thence Southeasterly at right angles for a distance of 18.3 feet; thence Southwesterly at right angles for a distance of 90 feet to the said right of way line of Georgia Street; thence Northwesternly along said right of way line of said Georgia Street for a distance of 88 feet back to the Point of Beginning, containing 7,200 square feet.

SURVEY FOR: SHARON GINDELE

I HEREBY CERTIFY that the survey represented hereon meets the minimum requirements adopted by the Florida Society of Professional Land Surveyors and the Florida Land Title Association.

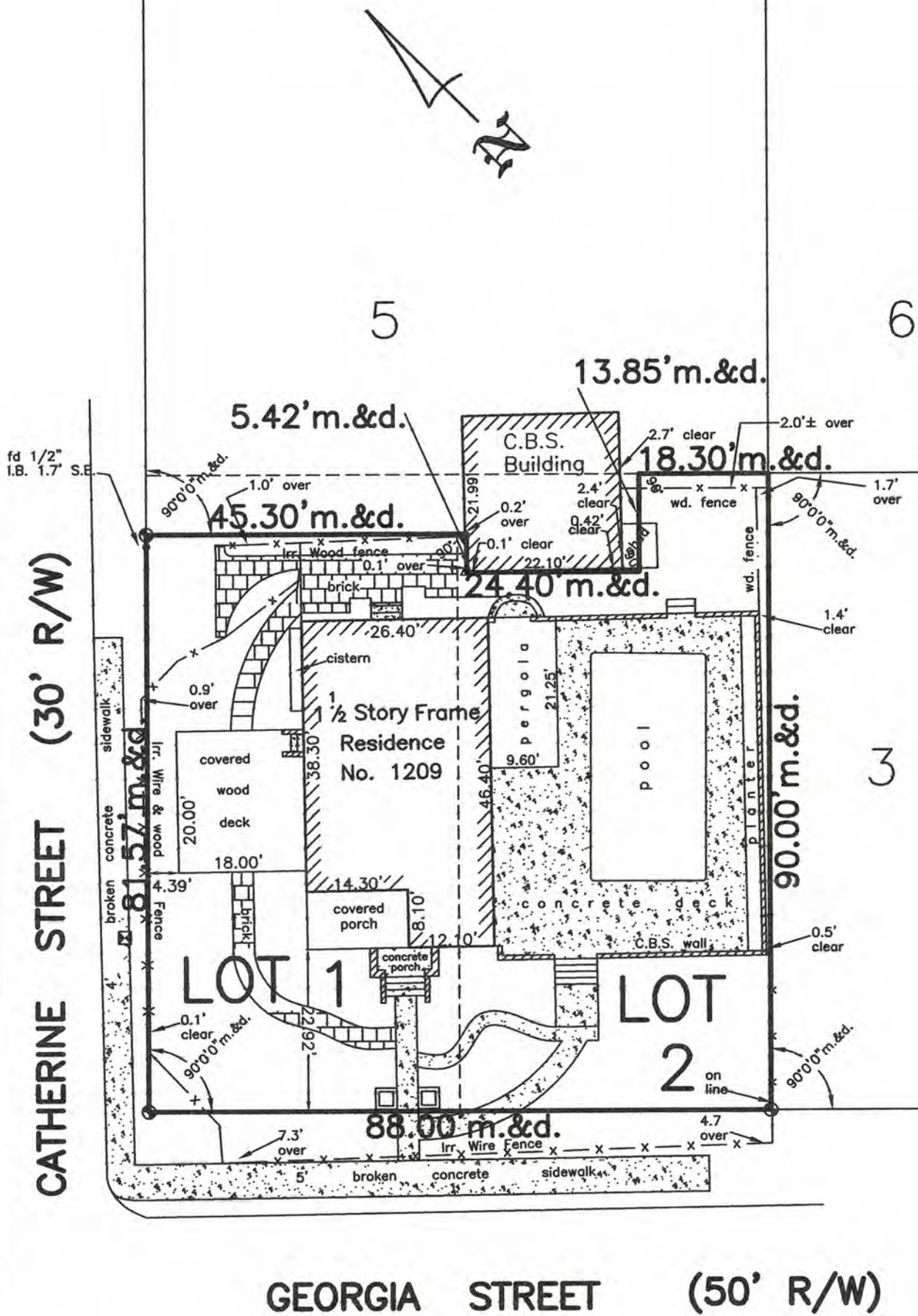
PHILLIPS & TRICE SURVEYING, INC.

Joe M. Trice
Joe M. Trice

Professional Land Surveyor
Florida Reg. Cert. #2110

June 8, 1984
Key West, Florida

THIS SURVEY IS NOT
VALID UNLESS EMBOSSED
WITH A RAISED SEAL



Tevis & Sally Wernicoff
1209 Georgia Street, Key West, Fl. 33040

BOUNDARY SURVEY

Dwn No.:
12-223

Scale: 1"=20'

Ref.

Flood panel No.
1516 K

Dwn. By: F.H.H.

Date: 6/13/12

Flood Zone: X

Flood Elev. —

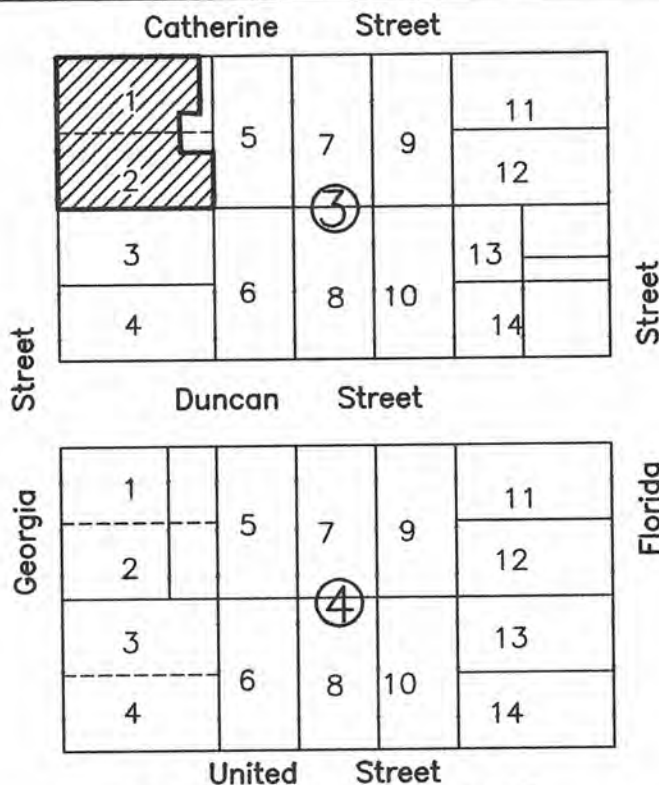
REVISIONS AND/OR ADDITIONS



ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax: (305) 293-0237
fhldeb1@bellsouth.net
L.B. No. 7700



LOCATION MAP

LEGAL DESCRIPTION" SQ. 3 & 4 , Tr. 14. City of Key West

In the City of Key West, Monroe County, Florida, and known as a part of Tract 14, according to W.A. Whitehead's map of 1829, but now better known as a part of Lot 1 and part of Lot 2 in Square 3 of said Tract 14, according to M.A. Moffat's Subdivision of 1/3 of Tract 14 and being described as follows:

BEGIN at the intersection of the Northeasterly right-of-way line of Georgia Street with the Southeasterly right-of-way line of Catherine Street and thence run Northeasterly along the said right-of-way line of Catherine Street for a distance of 81.57 feet; thence Southeasterly at right angles for a distance of 45.3 feet; thence Southwesterly at right angles for a distance of 5.42 feet; thence Southeasterly at right angles for a distance of 24.4 feet; thence Northeasterly at right angles for a distance of 13.85 feet; thence Southeasterly at right angles for a distance of 18.3 feet; thence Southwesterly at right angles for a distance of 90 feet to the said right-of-way line of Georgia Street; thence Northwesterly along the said right-of-way line of said Georgia Street for a distance of 88 feet back to the Point of Beginning, containing 7,200 square feet.

SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R.W Florida Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: D-121 Elevation: 3.914

Monumentation:

⊕ = set 1/2" Iron Pipe, P.L.S. No. 2749
● = Found 1/2" Iron Bar,
△ = Set P.K. Nail, P.L.S. No. 2749
▲ = Found P.K. Nail, P.L.S. No. 5234

Abbreviations:

Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
d. = Deed
N.T.S. = Not to Scale
⊕ = Centerline
Elev. = Elevation
B.M. = Bench Mark
P.O.C. = Point of Commence
P.O.B. = Point of Beginning
P.B. = Plat Book
pg. = page

o/h = Overhead
u/g = Underground
F.F.L. = Finish Floor Elevation
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
C.B. = Concrete Block
C.B.S. = Concrete Block Stucco
cov'd. = Covered
wd. = Wood
Bal. = Balcony
Pl. = Planter
A/C = Air Conditioner

☒ = Concrete Utility Pole

Field Work performed on: 6/11/12

CERTIFICATION:

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

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

PROPOSED DESIGN

SITE DATA

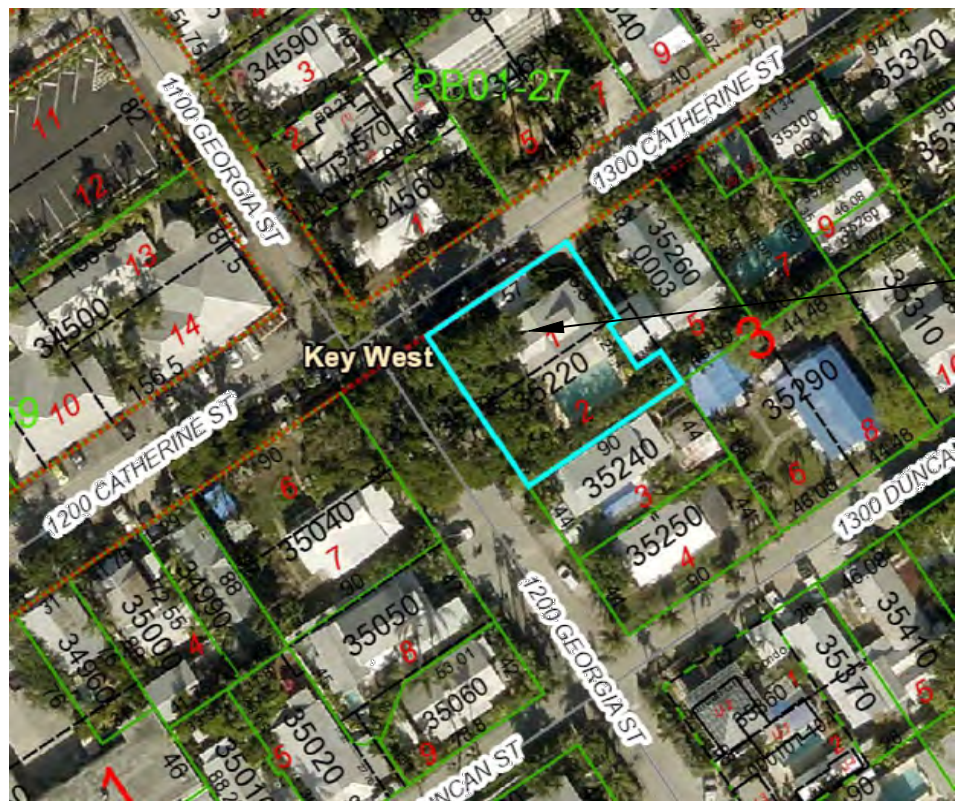
SITE ADDRESS: 1209 GEORGIA ST, KEY WEST, FL 33040
RE: 00035220-000000
ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
FLOOD ZONE: X
F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
LEGAL DESCRIPTION: KW MOFFATS SUB PB1-12 PT LOTS 1 AND 2 SQR 3 TR 14 A5-178
SECTION-TOWNSHIP-RANGE: 05-68-25

INDEX OF DRAWINGS

SHEET CS-1 - EXISTING AND PROPOSED FLOOR PLAN
SHEET A-1 - EXISTING AND PROPOSED ELEVATIONS

SCOPE OF WORK

- REMOVE PORTION OF BEDROOM WALL
- ADD BEDROOM ADDITION WITH CLOSET AND 2 WINDOWS
- SLIDE BATHROOM WINDOW OVER 10" TO THE LEFT



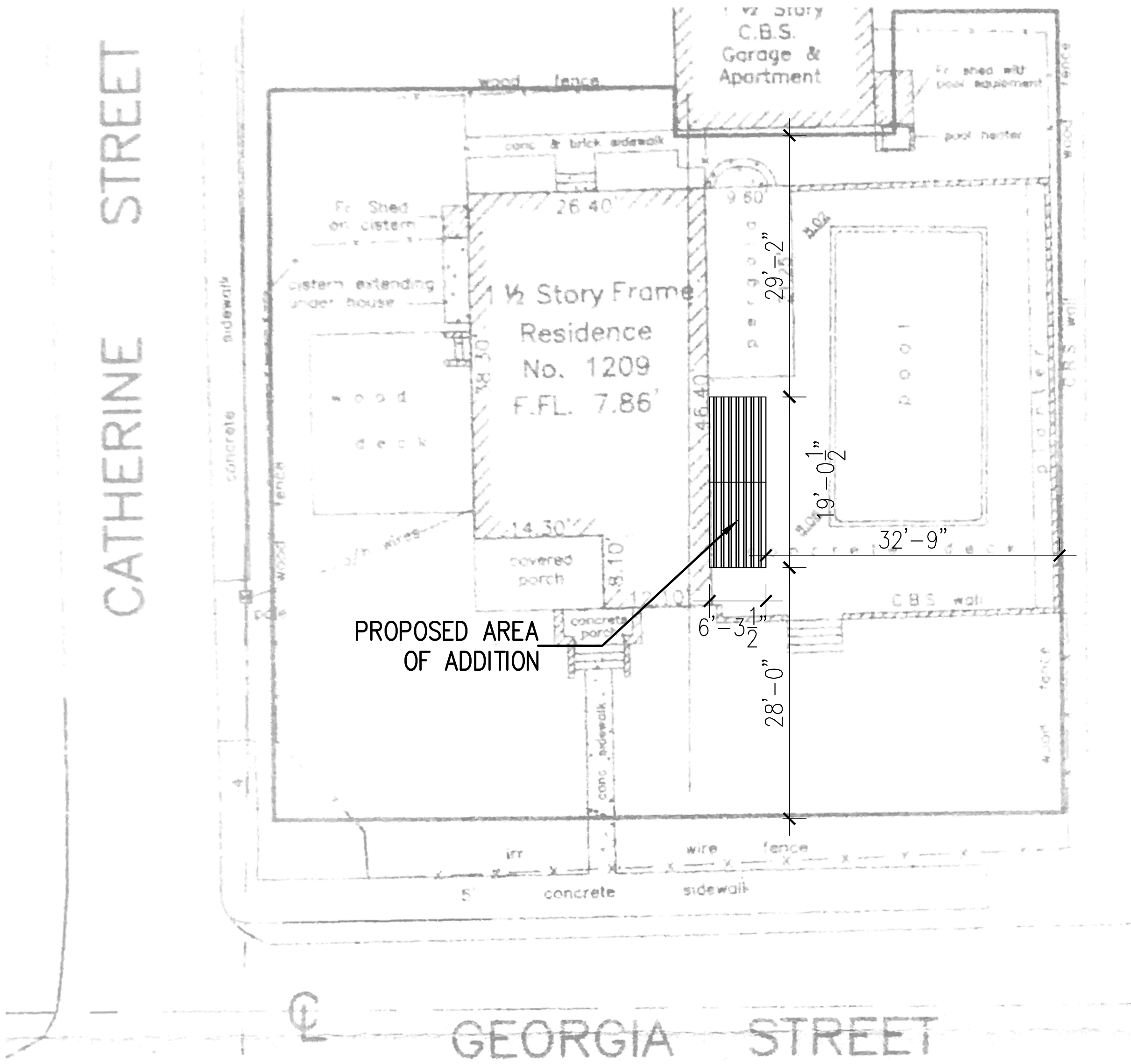
SITE LOCATION

HARC SUBMITTAL

1209 GEORGIA ST. KEY WEST, FL 33040

PROJECT DATA FOR BEDROOM ADDITION

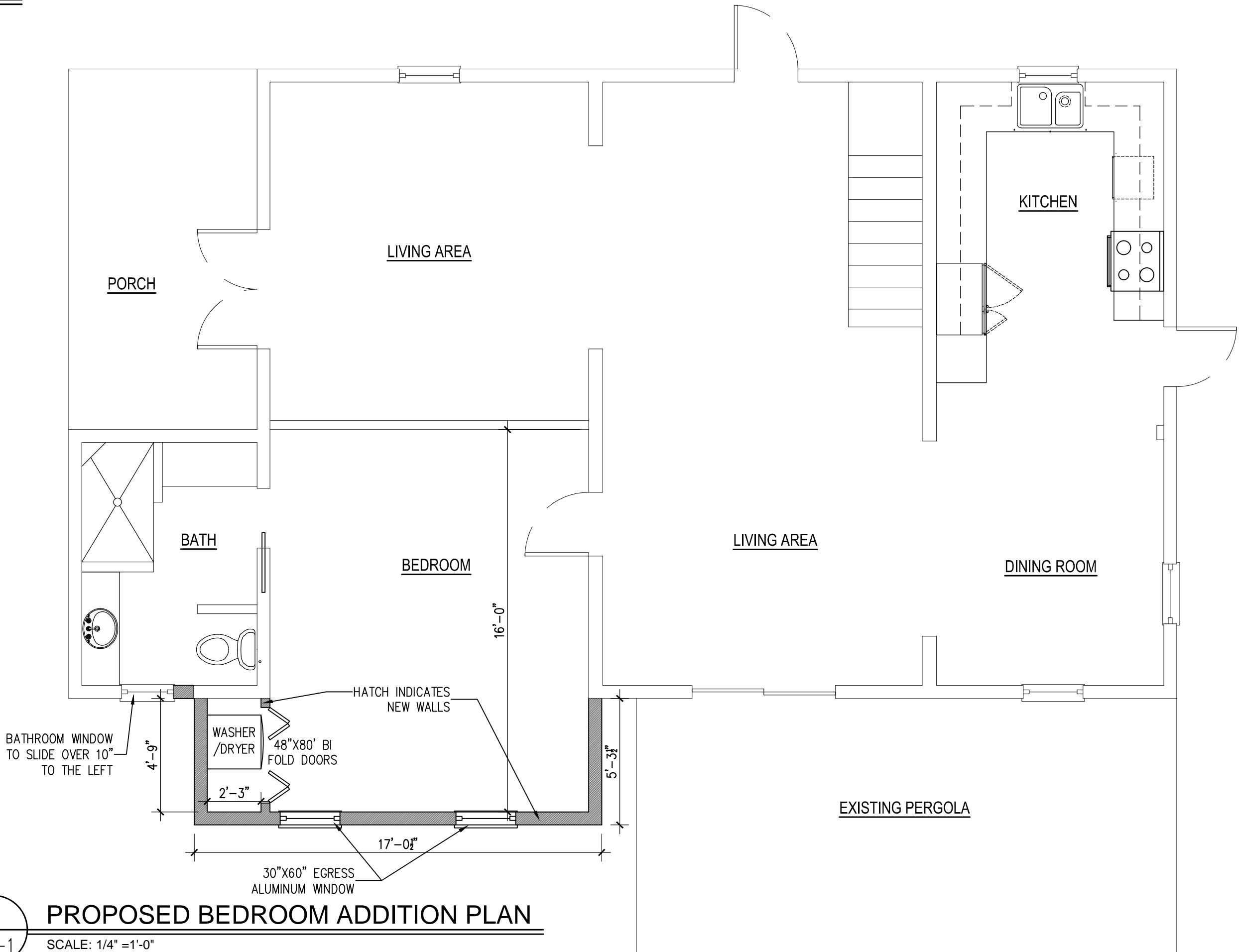
	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED
RE NO.	00034820-000000					
SETBACKS:						
FRONT	28'-0" TO ADDITION		23'-5"		10'	NONE
STREET SIDE	48'-8" TO ADDITION		22'-5"		7.5'	NONE
SIDE	32'-9" TO ADDITION		29'-7" TO PERGOLA		5'	NONE
REAR	29'-2" TO ADDITION		5'-9"		15'	NONE
LOT SIZE	NO CHANGE		7,188 SQ. FT.		4000 SQ.FT.	NONE
BUILDING COVERAGE	1,719 SQ. FT.	23.9%	1,619 SQ. FT.	22%	40% MAX	NONE
FLOOR AREA	2,978 SQ. FT.	.41	2,888 SQ. FT.	.4	1.0	NONE
BUILDING HEIGHT	12'-6" TO ADDITION PEAK		N/A		30' MAX	NONE
IMPERVIOUS AREA	NO CHANGE		3,907 SQ. FT.	54.3%	60% MAX	NONE
OPEN SPACE	NO CHANGE		3,281 SQ. FT.	45.6%	35% MIN	NONE



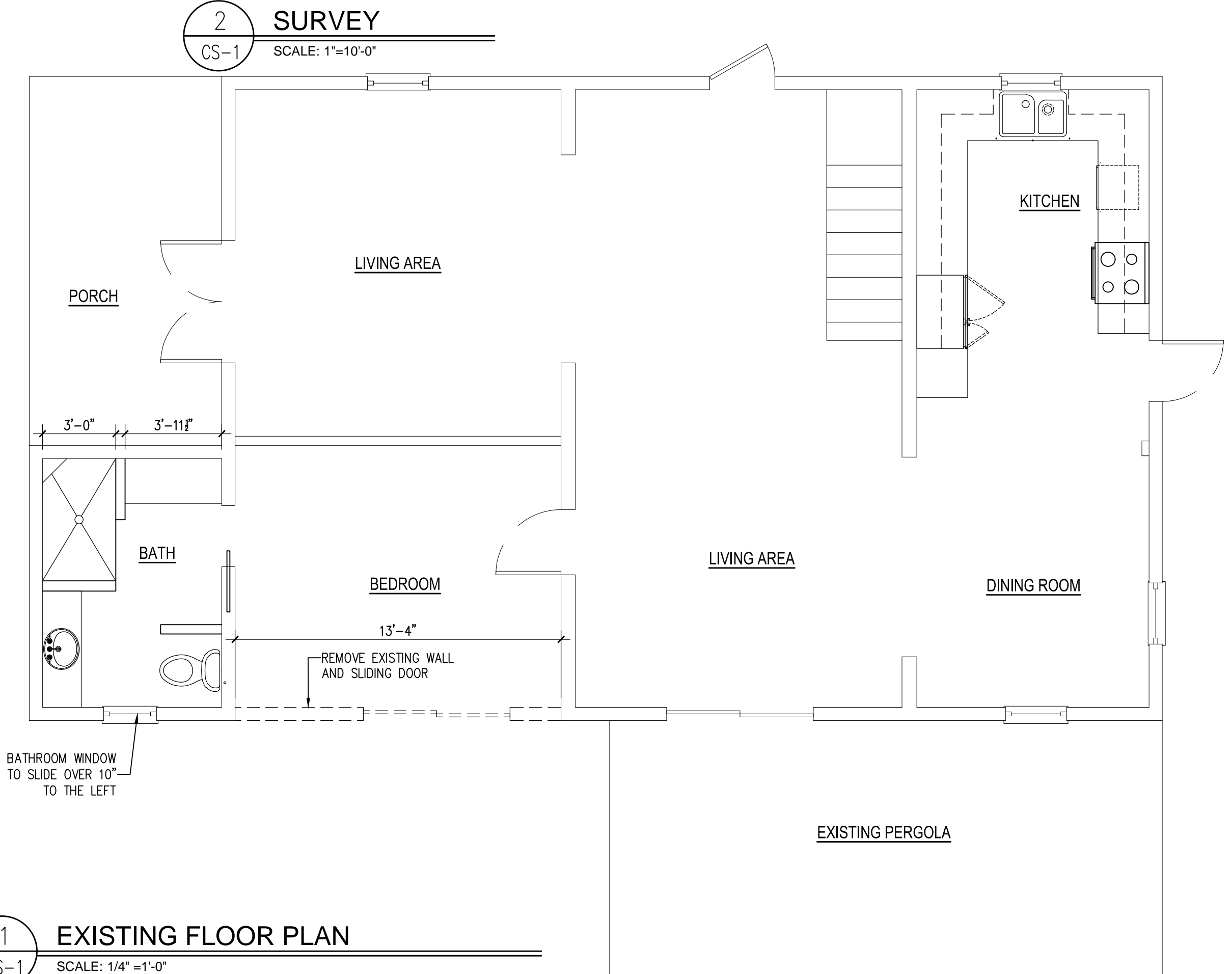
PROPOSED AREA
OF ADDITION

3 LOCATION MAP
CS-1 SCALE: NOT TO SCALE

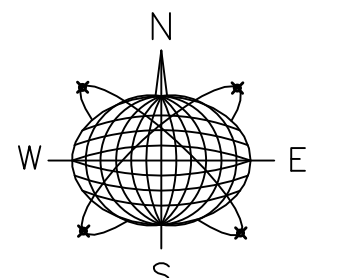
2 SURVEY
CS-1 SCALE: 1"=10'-0"



4 PROPOSED BEDROOM ADDITION PLAN
CS-1 SCALE: 1/4" =1'-0"



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



Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

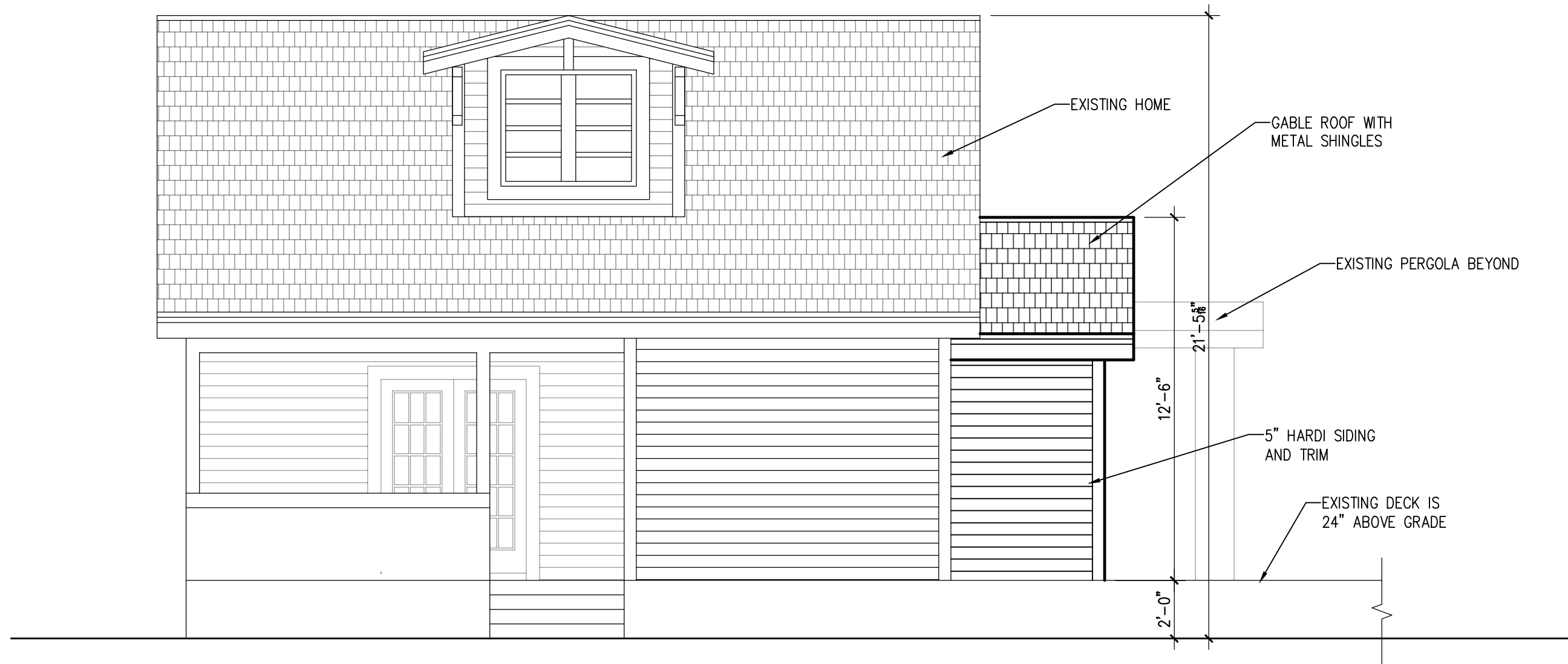
RESIDENTIAL ADDITION
1209 GEORGIA ST.
KEY WEST, FL

Drawn By: JMT
Checked By: RJM
Project No. Scale:
AS NOTED
AutoCad File No.

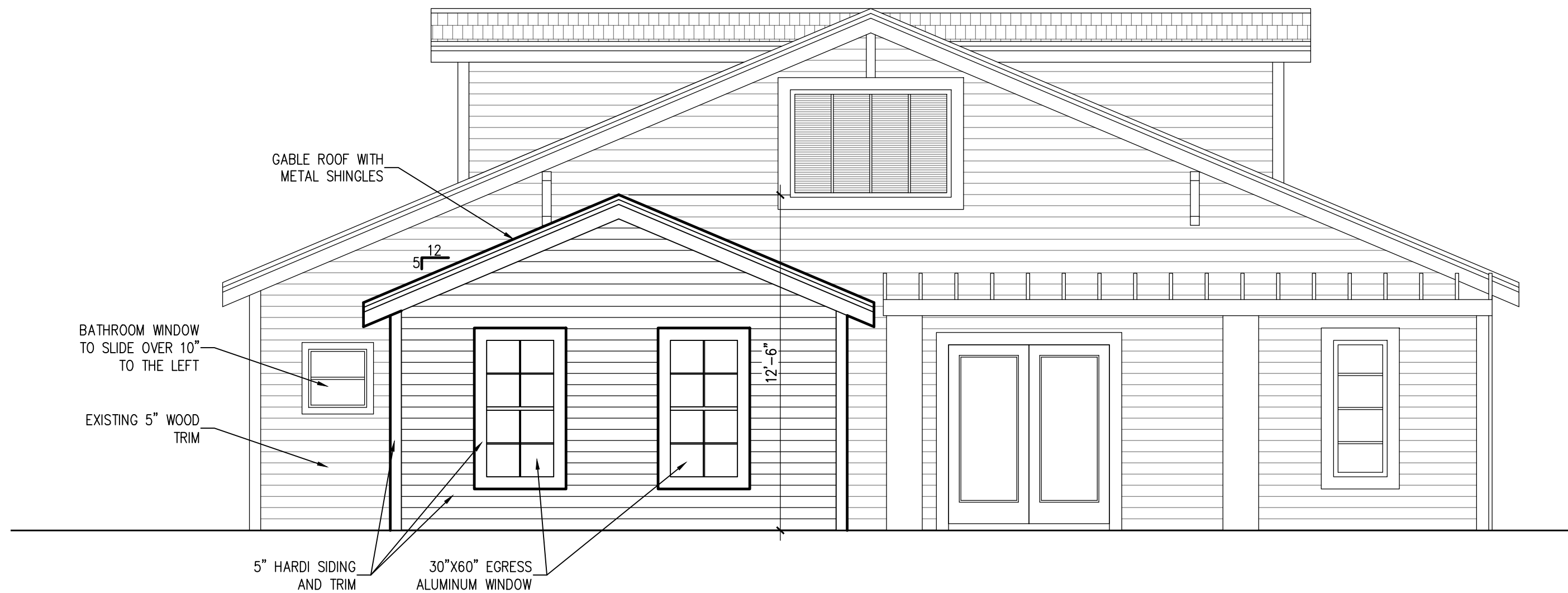
Revisions:

Title:
FOUNDATION
PLAN

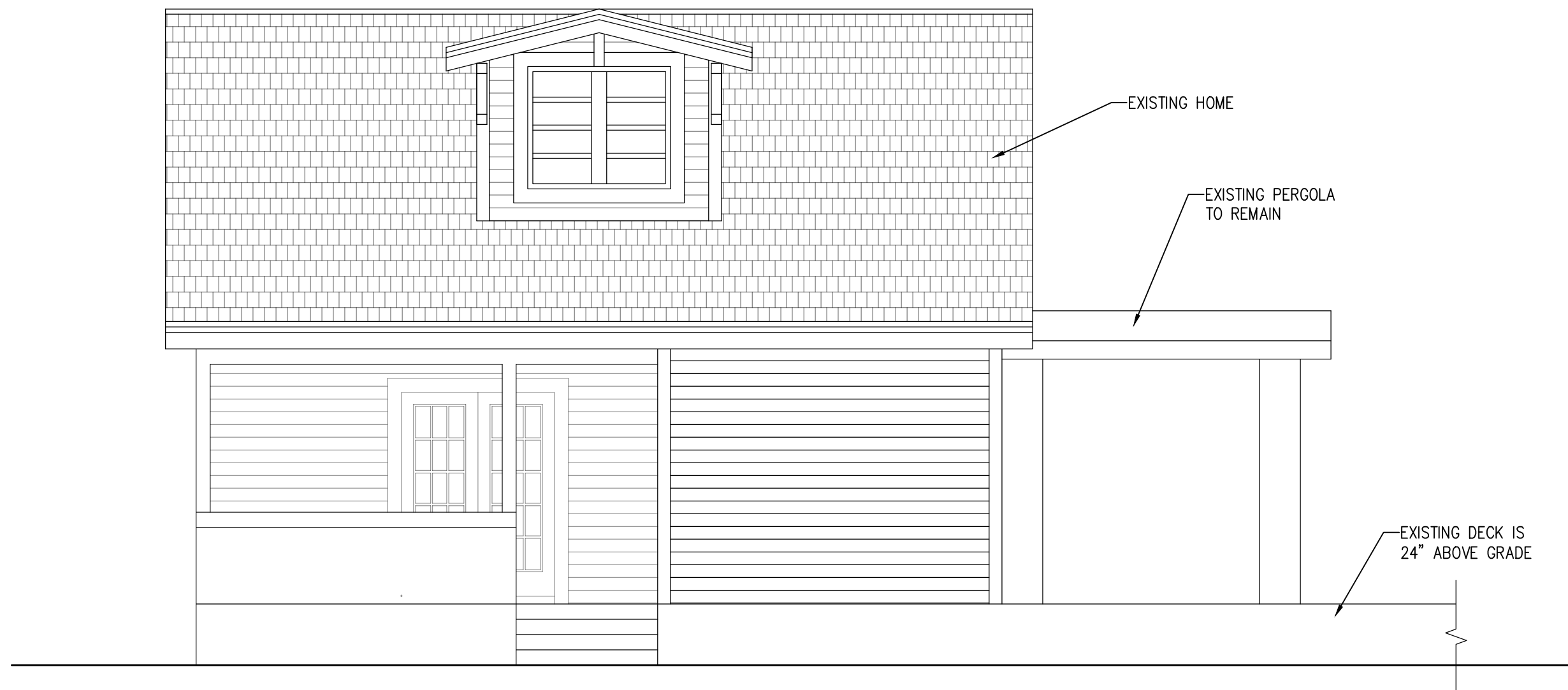
Sheet Number:
CS-1
Date: MAY 13,2019



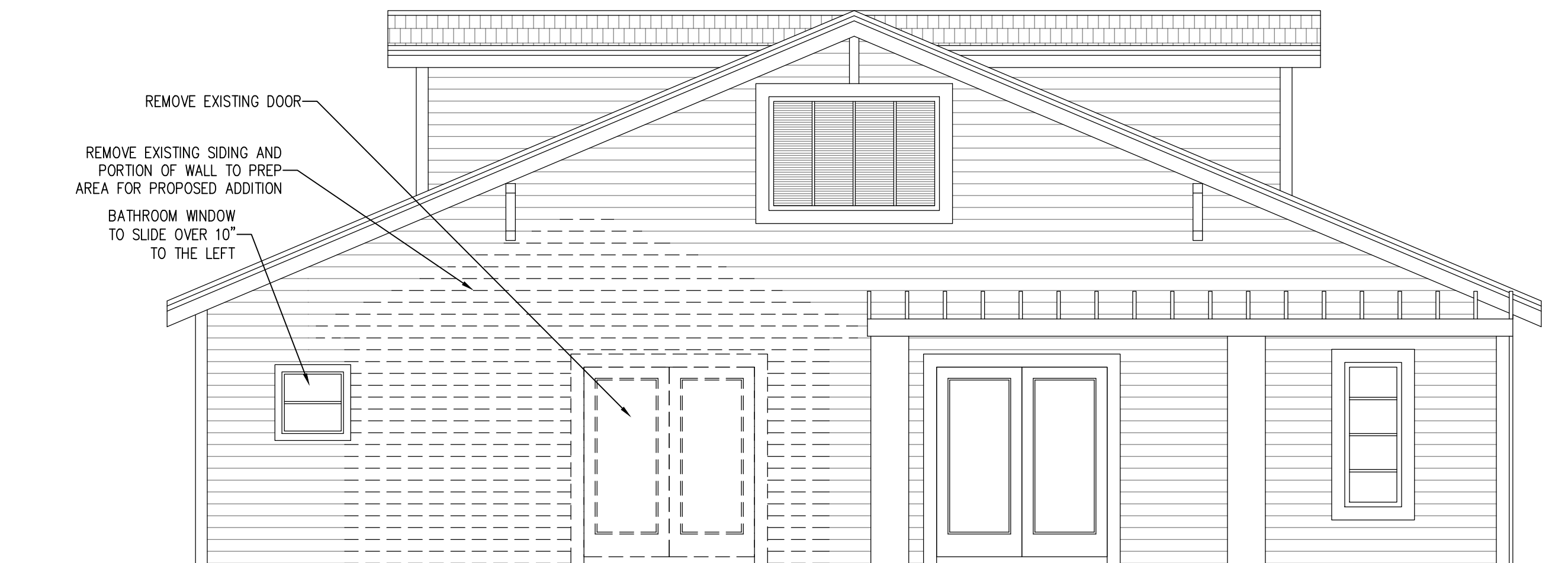
3 PROPOSED GEORGIA ST. ELEVATION
A-1 SCALE: 1/4" = 1'-0"



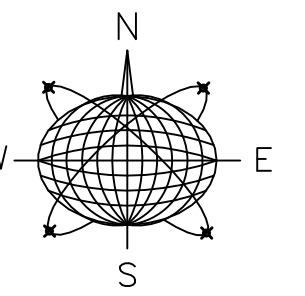
4 PROPOSED SIDE ELEVATION
A-1 SCALE: 1/4" = 1'-0"



2 EXISTING GEORGIA ST. ELEVATION
A-1 SCALE: 1/4" = 1'-0"



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



Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

RESIDENTIAL ADDITION
1209 GEORGIA ST.
KEY WEST, FL

Drawn By:	Checked By:
JMT	RJM
Project No.	Scale:
	AS NOTED
AutoCad File No.	

Revisions:

Title:
ELEVATIONS

Sheet Number:
A-1
Date: MAY 13, 2019

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., June 19, 2019** at **City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

ADDITION TO SIDE OF HOUSE. PARTIAL DEMOLITION OF SIDE EXTERIOR WALL.

#1209 GEORGIA STREET

Applicant – Meridian Engineering Application #H2019-0024

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



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 00035220-000000
Account# 1036072
Property ID 1036072
Millage Group 10KW
Location Address 1209 GEORGIA St, KEY WEST
Legal Description KW MOFFATS SUB PB1-12 PT LOTS 1 AND 2 SQR 3 TR 14 A5-178 OR448-54/55
 OR865-2141 OR914-2064/65 OR1457-213/14
 (Note: Not to be used on legal documents.)
Neighborhood 6149
Property Class SINGLE FAMILY RESID (0100)
Subdivision Moffat's Sub
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

WERNICOFF SARAH A
 1209 Georgia St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$146,890	\$146,890	\$127,796	\$131,204
+ Market Misc Value	\$48,364	\$47,420	\$49,660	\$42,660
+ Market Land Value	\$719,059	\$624,838	\$520,472	\$394,071
= Just Market Value	\$914,313	\$819,148	\$697,928	\$567,935
= Total Assessed Value	\$428,811	\$419,992	\$411,354	\$408,495
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$403,811	\$394,992	\$386,354	\$383,495

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	7,187.00	Square Foot	44	162.6

Buildings

Building ID	2798	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1919
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1981
Gross Sq Ft	2026	Foundation	WD CONC PADS
Finished Sq Ft	1092	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	144	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	2
Depreciation %	39	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	806	0	114
FLA	FLOOR LIV AREA	1,092	1,092	144
OPU	OP PR UNFIN LL	24	0	22
OPF	OP PRCH FIN LL	104	0	42
TOTAL		2,026	1,092	322

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1975	1976	1	1233 SF	2
FENCES	1975	1976	1	496 SF	4
RES POOL	2001	2002	1	561 SF	3
FENCES	2017	2018	1	828 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/1/1984	\$129,000	Warranty Deed		914	2064	M - Unqualified	Improved
11/1/1982	\$92,000	Warranty Deed		865	2141	M - Unqualified	Improved

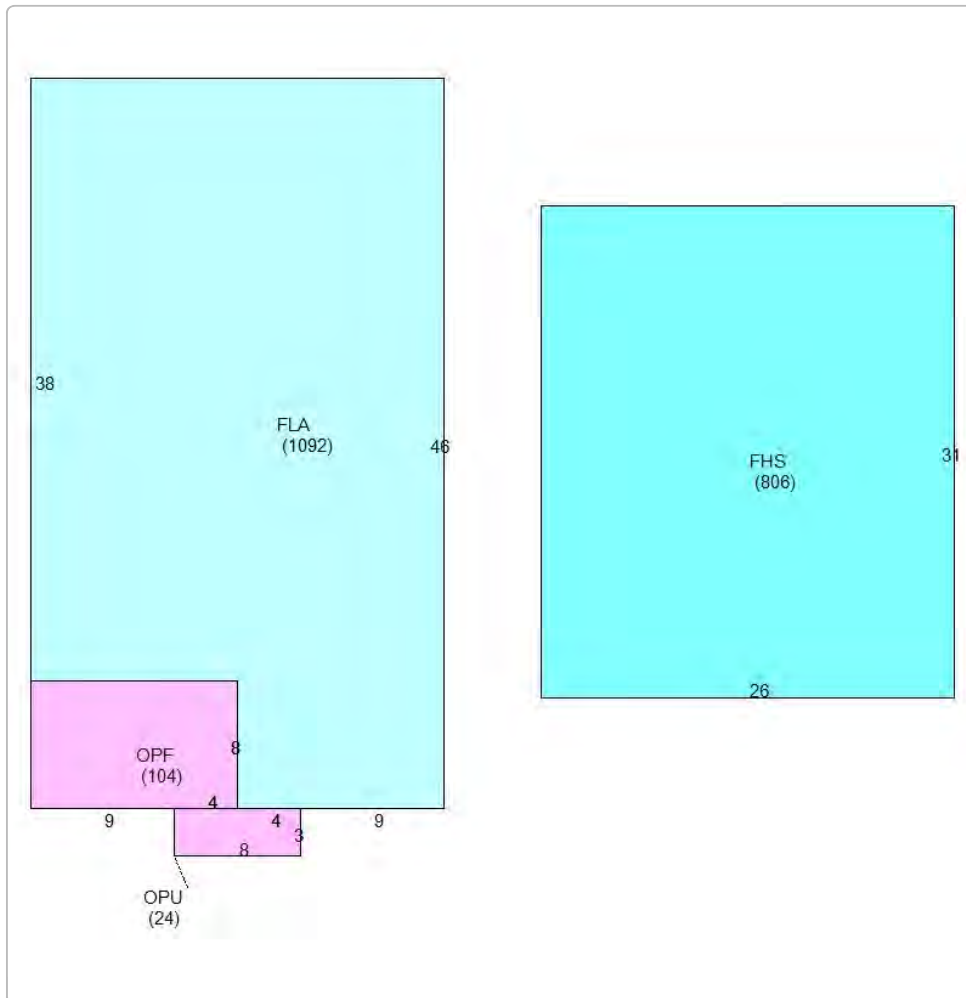
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19-0856	4/1/2019		\$180,000	Residential	REPLACE FOUNDATION JOISTS BEAMS AND SUBFLOOR. INSTALL NEW FLOORING
04-0694	3/9/2004	9/28/2004	\$15,750		R&R VICTORIAN SHINGLES
02-462	2/26/2002	8/30/2002	\$5,000		RESURFACE POOL
0000803	3/28/2000	11/8/2000	\$3,000		17 SQS SHINGLES/PAINT ROO
96-3983	10/1/1996	12/1/1996	\$500		PLUMBING
96-3730	9/1/1996	12/1/1996	\$1,500		REPAIRS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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