



Historic Architectural Review Commission Staff Report for Item 7

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, Designers

Application Number: H2019-0024

Address: #1209 Georgia Street

Description of Work

Partial demolition of side exterior wall.

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.

Ordinance Cited in Review

- Section 102-217 (3), demolition for contributing and historic structures of the Land Development Regulations for the partial demolition of south wall in order to accommodate a new proposed addition.

Staff Analysis

The Certificate of Appropriateness proposes a partial demolition of the south wall. The applicant has submitted drawings for a new proposed addition.

It is staff's opinion that the request for the demolition of historic portions of the building shall be analyzed under the demolition criteria of Chapter 102 Section 218 of the LDR's. The criteria state the following;

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

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).*

It is staff's opinion that the existing portions of the south wall are structurally sound. The applicant is requesting demolition in order to attach a new addition to the historic house.

The following is the criteria of section 102-125:

- 1 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;*

Staff opines that the south wall helps in retaining the integrity of the building form, which is characteristic of bungalow houses.

- 2 Is not specifically associated with events that have made a significant contribution to local, state, or national history;*

Staff understands that no significant events have ever happened in the site that has contributed to local, state, or national history.

- 3 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;*

Currently few bungalow houses within the historic district retain their characteristic historic form and integrity.

- 4. Is not the site of a historic event with a significant effect upon society;*

Staff was not able to find the house been associated to any significant event.

- 4 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city;*

The portions of the house in question are not an example of social, cultural, and historic heritage of the city.

- 5 *Does not portray the environment in an era of history characterized by a distinctive architectural style;*

Currently few bungalow houses within the historic district retain their characteristic historic form and integrity.

- 6 *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;*

The house in question is not part of a park or square.

- 7 *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; and*

Currently few bungalow houses within the historic district retain their characteristic historic form and integrity. It is not the best remaining example of bungalow style, but it still one of the few examples within the district.

- 8 *Has not yielded, and is not likely to yield, information important in history.*

The structure in question will yield important information in history.

It is staff's opinion that the request for partial demolition will adversely alter a bungalow house. The proposed alteration will change the building's symmetry and form and staff cannot recommend to the Commission the review of this request.

If by the contrary, the Commission finds that the design and proposed demolition meets all cited regulations and criteria for demolition, this will be the first of two required readings for demolition.

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

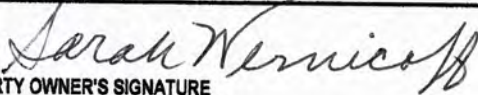
PROPERTY OWNER'S NAME:

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)

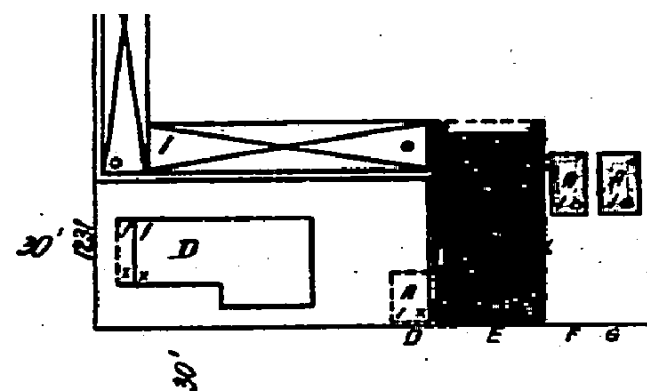
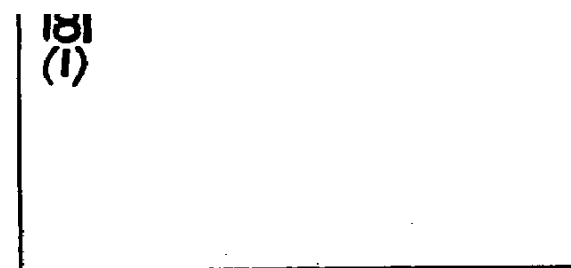
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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.

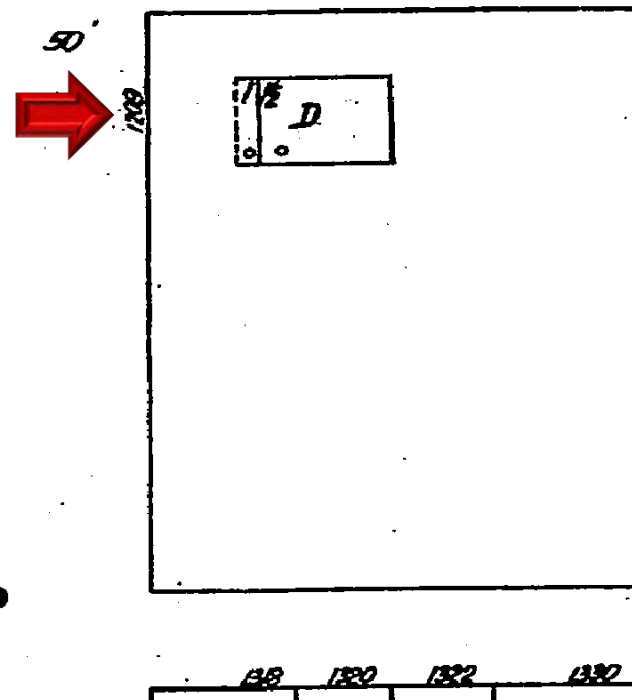
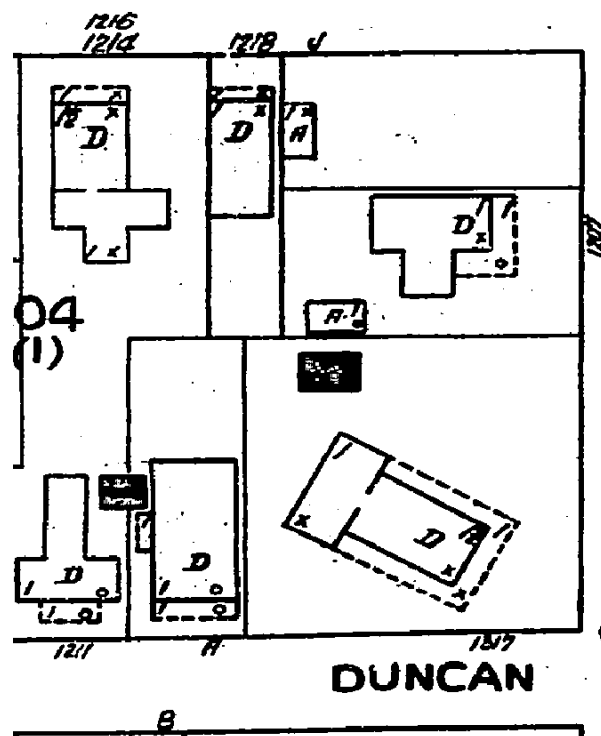
See (1)(a)
(i) Has not yielded, and is not likely to yield, information important in history.
See (1)(a)

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

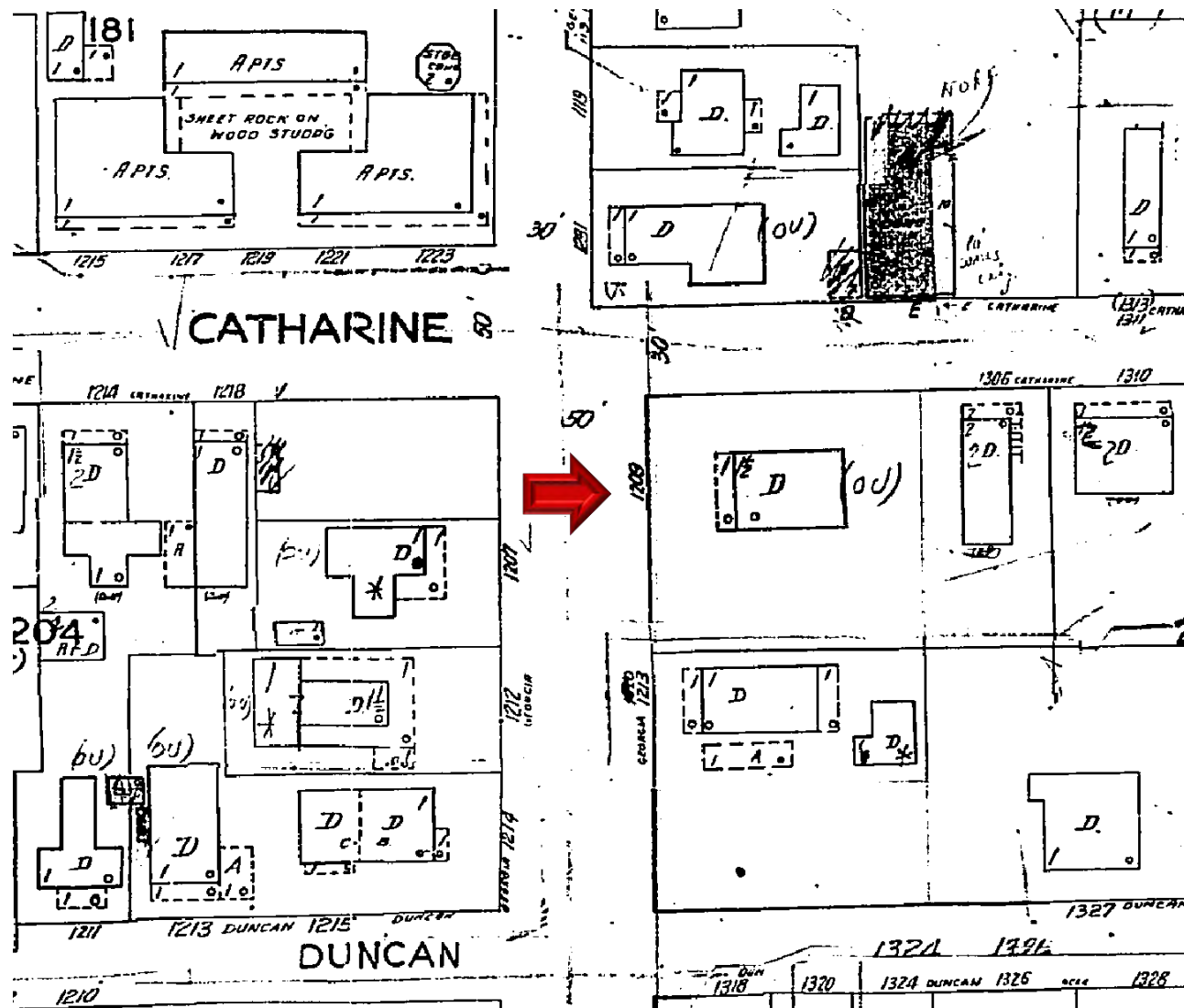
SANBORN MAPS



CATHARINE B



1926 Sanborn Map



1962 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
	48.50	50	98		2.62	2750
	48.50	250	97		2.62	267
					TOTAL	2750

MONROE COUNTY, FLORIDA

AK 1036072

VALUATION TOTALS		
1966	LAND	2130
	IMPROVEMENTS	8245
	TOTAL	10350
1971	LAND	2130
	IMPROVEMENTS	9435
	TOTAL	11550
1974	LAND	2667
	IMPROVEMENTS	10650
	TOTAL	13300
1976	LAND	2650
	IMPROVEMENTS	17744
	TOTAL	20400
1975	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

— NOTES —

7/1/2000 also DE 3522 +
3526 on 448-54-55
WTA Convention Rules
Ref to Hqs R&P
+ IMPROVEMENT B

3940	2/11/70	3100
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3-1-76



3-1-76



14-23-73 CR 444 301

2

988

+15

22

144

26

1.65
Bridgeway Int. 9

1.1
1.1
1.1

CARD	SCALE 1"	LAND USE CODE
PLOTTED	FLOWK BY	DATE
RANDOM	CLASSIFIED BY	DATE

CONSTRUCTION DATA				
IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	RES	GAR	RES	POOL
YEAR BUILT				1975
ROOMS				
Total Rooms				
Eff. Apts				
— Rm. Apts.				
— Rm. Apts.				
No. of Baths	1		2	
No. of Rest Rms.				
— Ext. R. Rms.				
— Ext. R. Rms.				
Total Pictures				
FOUNDATION				
Continuous Wall				
Piers	CONC			
Piling				
ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Apt. Elev.				
Partitions				
Special Use				
EXTERIOR WALLS				
Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				
Wd. Fr. Asbestos				
C.B. Plain				
C.B. Stucco				
Wd. Fr. Sliding	✓ 30	✓	✓ 30	
Tile Stucco				
Brick				
Rainf. Conc.				
Panel. Glass, Mtl.				
ROOF TYPE				
Flat, Shed	✓	✓	✓	8
Hip, Gable				
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Spr. Mtl. Roll				
T & G, BU				
Shing. Wd., Etc.	✓	✓	✓	4
Shing. Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				
INTERIOR FINISH				
Unfinished				
Wd. or Ceil. Bds.				
Wallboard	✓	24		
Plaster, No Furring				24
Plaster, Furring		28		
Drywall	✓			
Wood Panel				
FLOORS				
None				
Single Pine	✓	7		✓ 5
Concrete				
Conc. Asph. Tile				
Conc. Terrazo				
Double Pine				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. Q. Tile				
Conc. Cer. Tile				
Marble				
PLUMBING				
None				
Poor				
Good, Plain	✓			✓ 8
Good, Tile				
HEATING				
None				
Unit Heat				
Centrl. Heating				
Centrl. Cooling				
Centrl. Cool & Heat				
ELECTRICITY				
None				
Poor				
Average	✓	3		✓ 3
Good				
CLASS & SCALE	H/E	H/E		H/E POOL
CONST. UNITS	88	88		82
CLASS UNITS	12	12		12
TOTAL UNITS	76	76		70
BASE RATE	1100	1100		15.15
ADJ. RATE	88	88		10.61 9.69
AREA	1425	1425		1425 561
E.F. 18ATH				500
E.F.				
REP. COST NEW	11913	11913		15619 5436
CONDITION	75	65		65 95
DEP. REP. VALUE	8795	8740		10152 5164
DEPRECIATION ADJUSTMENT				
NO.	PHY.	ADJUSTMENT	%	COND.
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.

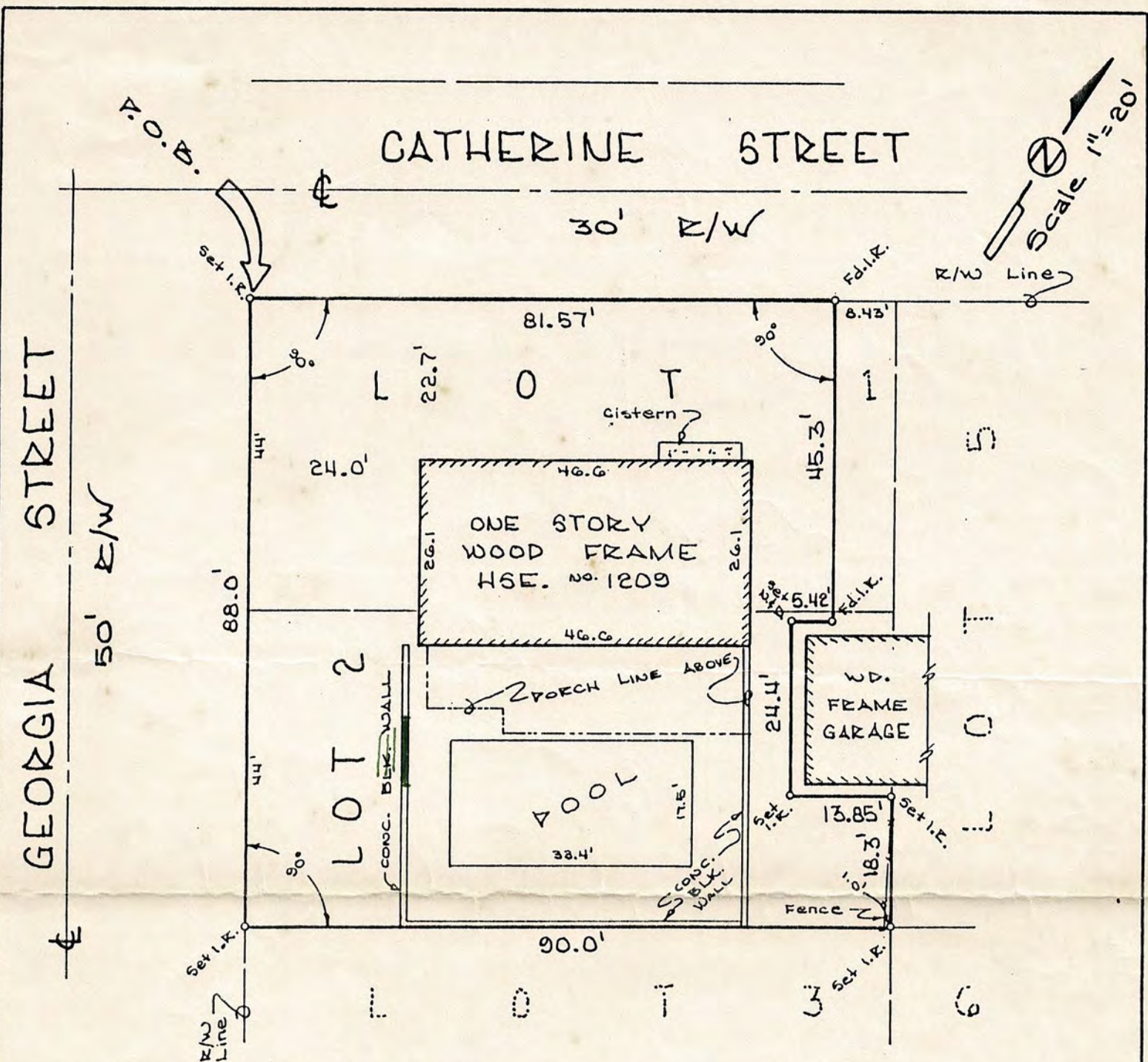
5. Side of home Photograph:



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

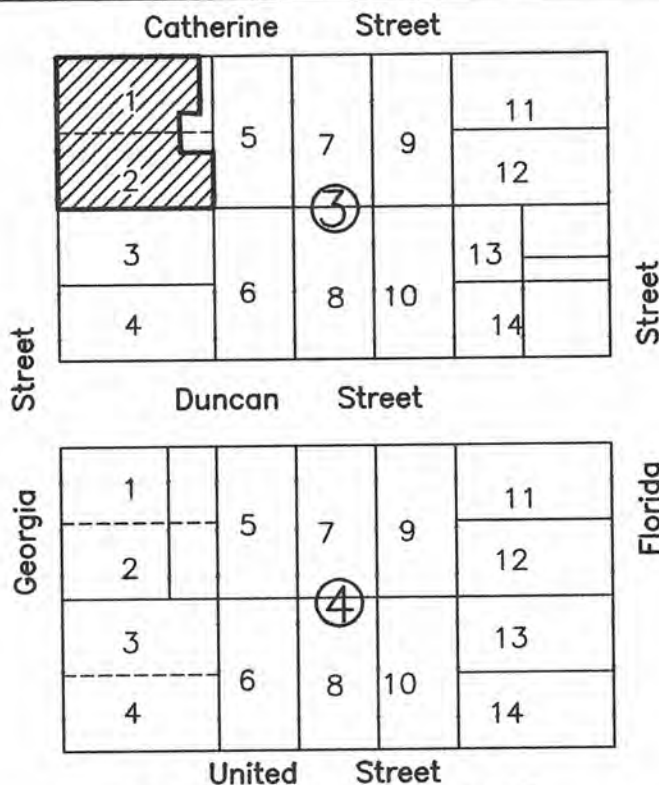
Joe M. Trice
Professional Land Surveyor
Florida Reg. Cert. #2110

June 8, 1984
Key West, Florida

THIS SURVEY IS NOT
VALID UNLESS EMBOSSED
WITH A RAISED SEAL



N.T.S.



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

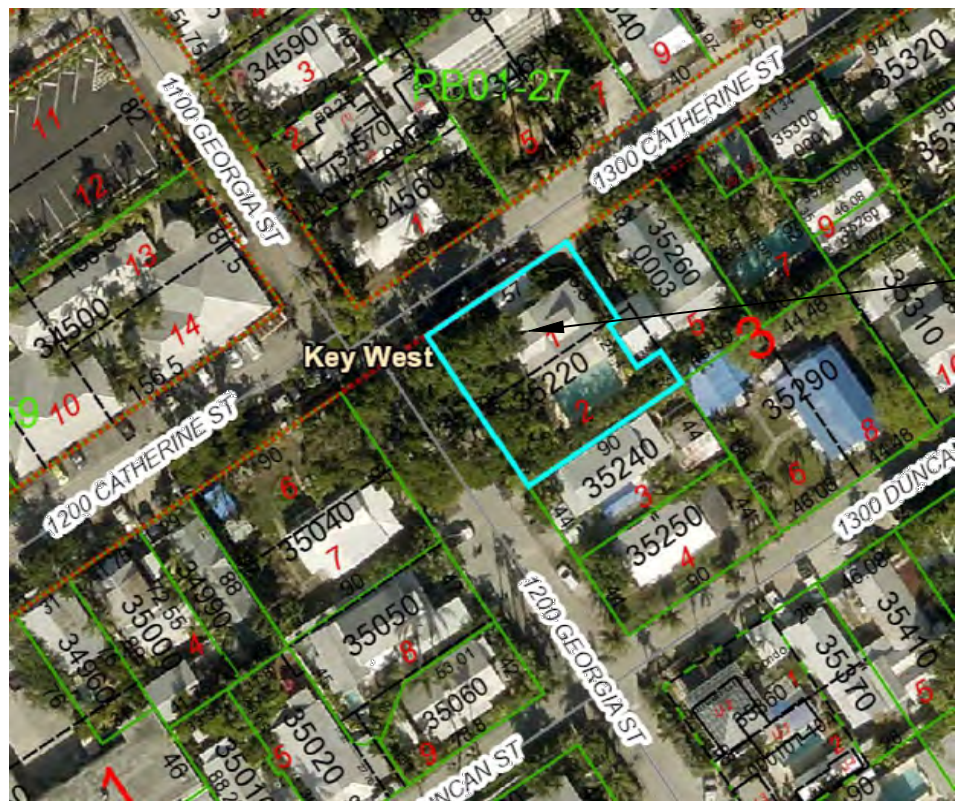
SITE ADDRESS: 1209 GEORGIA ST, KEY WEST, FL 33040
RE: 00035220-000000
ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
FLOOD ZONE: X
F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
LEGAL DESCRIPTION: KW MOFFATS SUB PB1-12 PT LOTS 1 AND 2 SQR 3 TR 14 A5-178
SECTION-TOWNSHIP-RANGE: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

INDEX OF DRAWINGS

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

SCOPE OF WORK

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

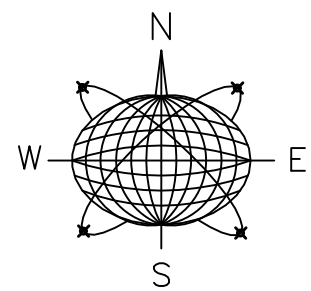
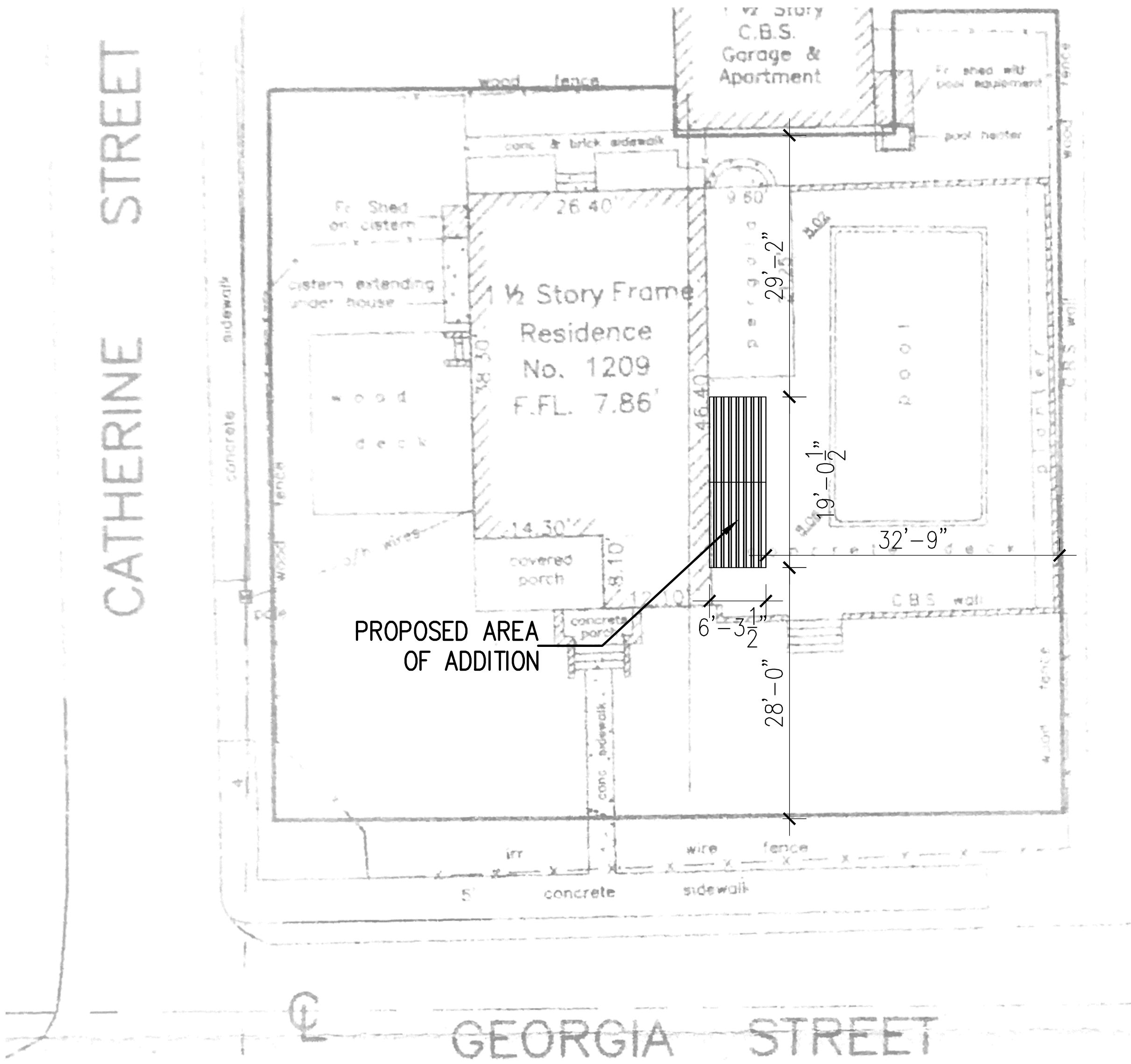


SITE LOCATION

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	



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

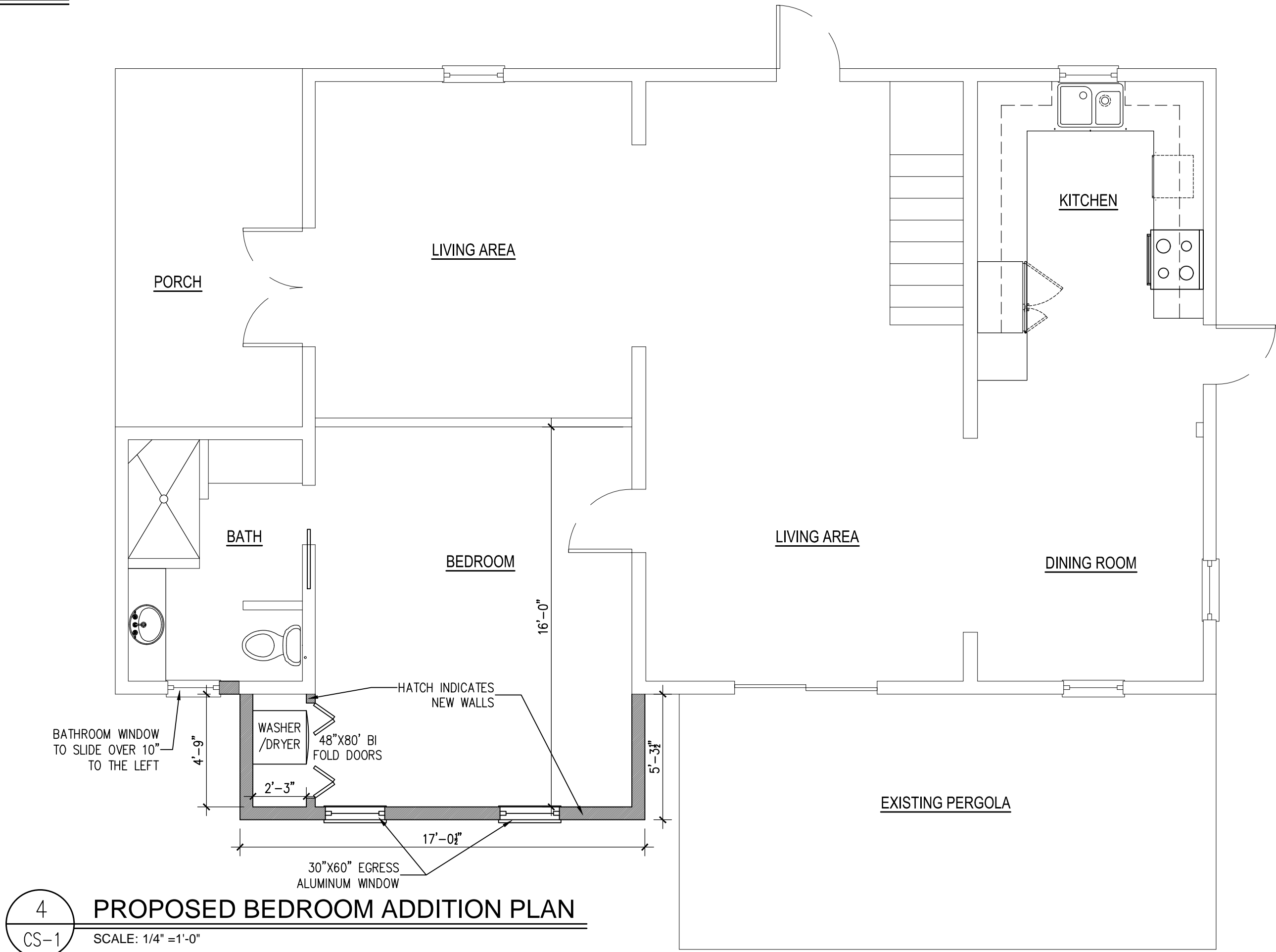
Sheet Number:

CS-1

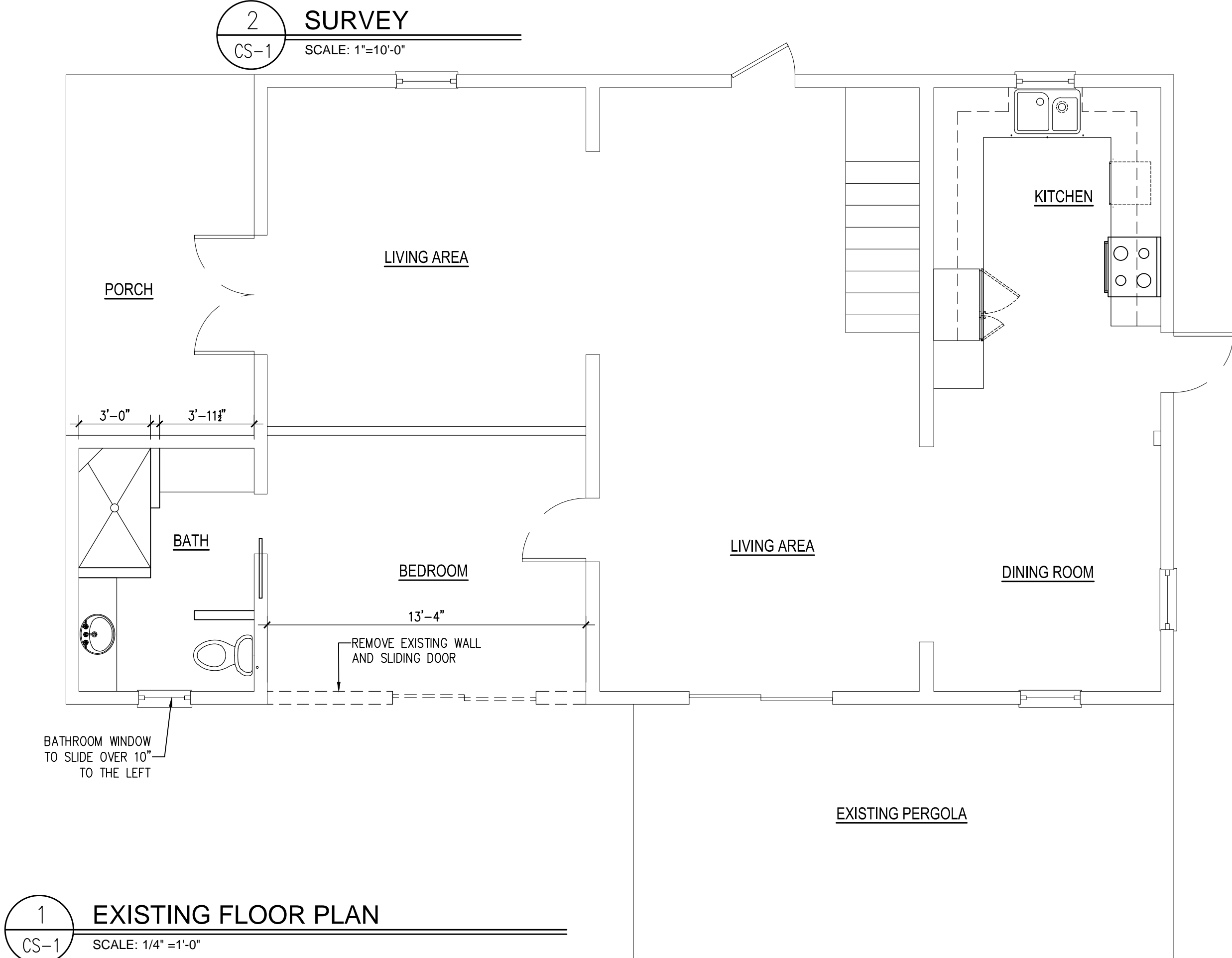
Date: MAY 13,2019

3 LOCATION MAP
CS-1 SCALE: NOT TO SCALE

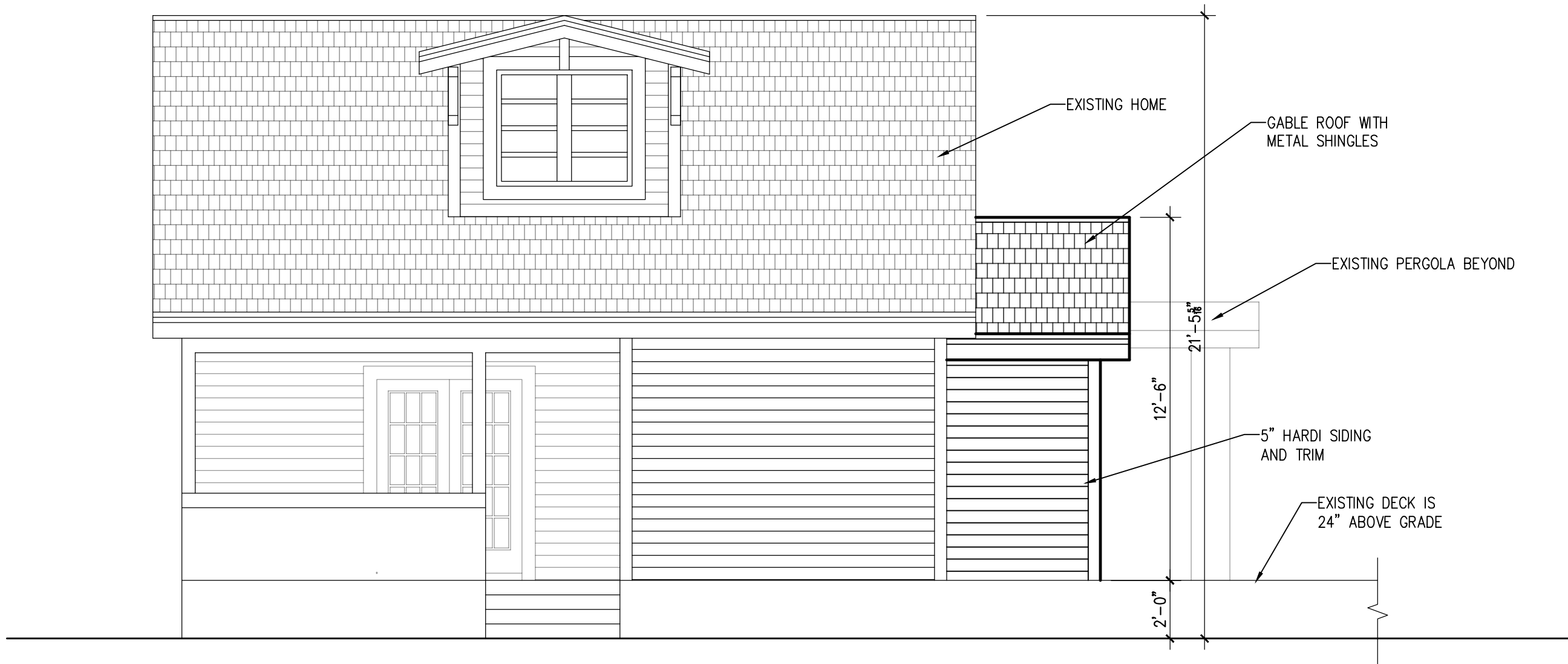
2 SURVEY
CS-1 SCALE: 1"=10'-0"



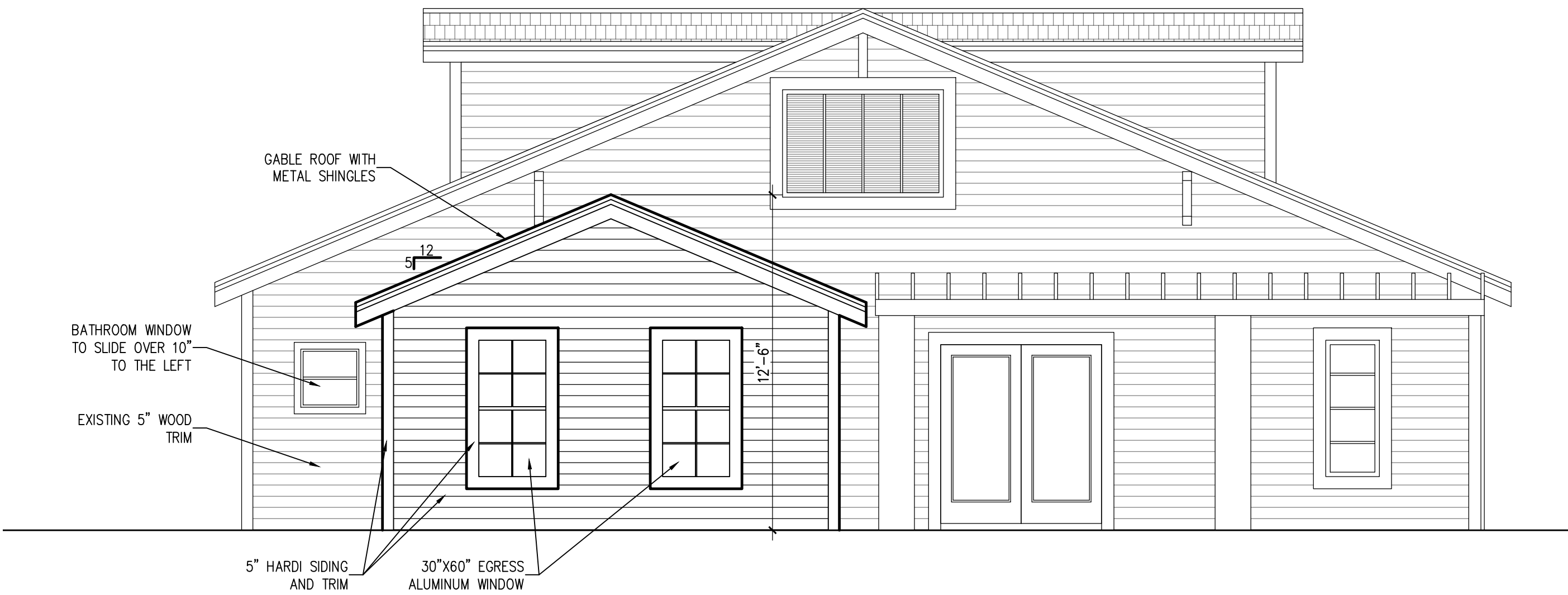
4 PROPOSED BEDROOM ADDITION PLAN
CS-1 SCALE: 1/4" =1'-0"



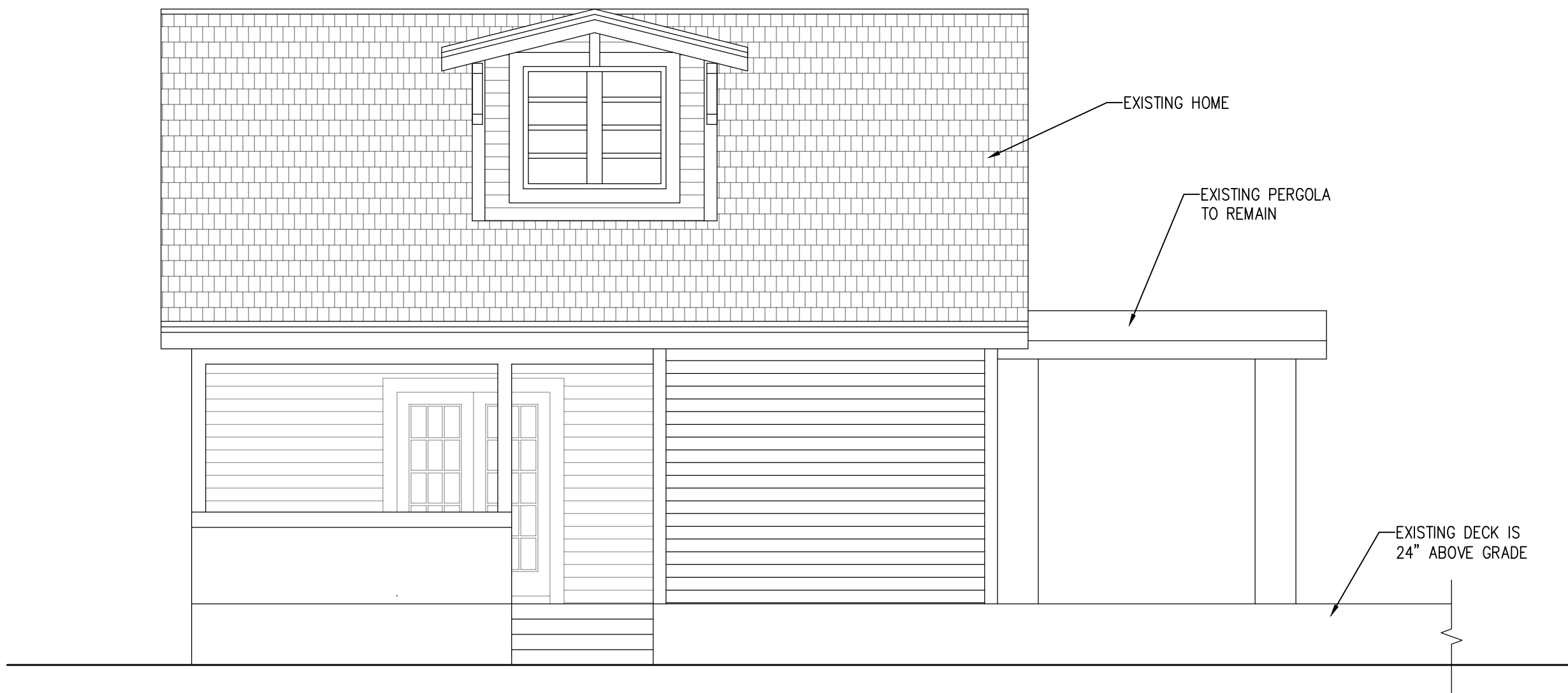
1 EXISTING FLOOR PLAN
CS-1 SCALE: 1/4" =1'-0"



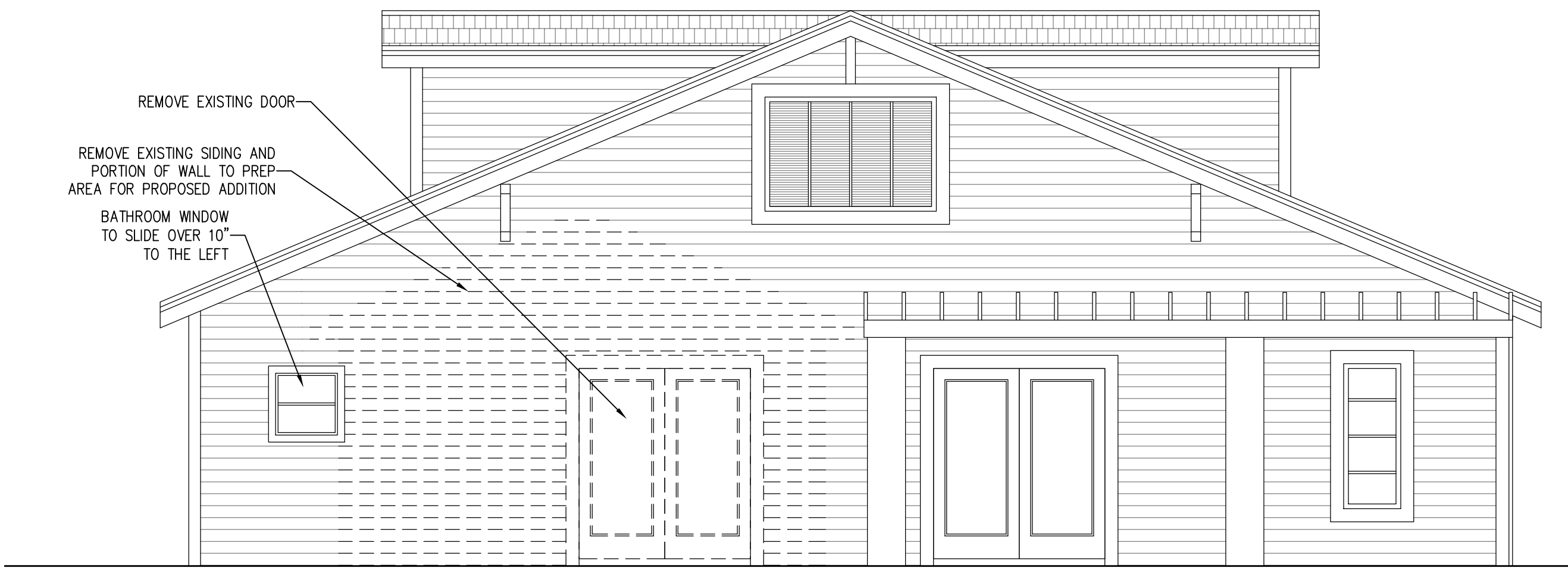
3 PROPOSED GEORGIA ST. ELEVATION
A-1 SCALE: 1/4" = 1'-0"



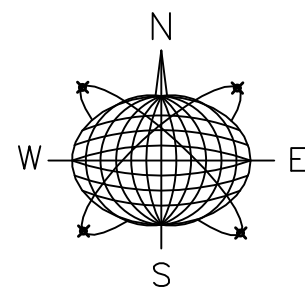
4 PROPOSED SIDE ELEVATION
A-1 SCALE: 1/4" = 1'-0"



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

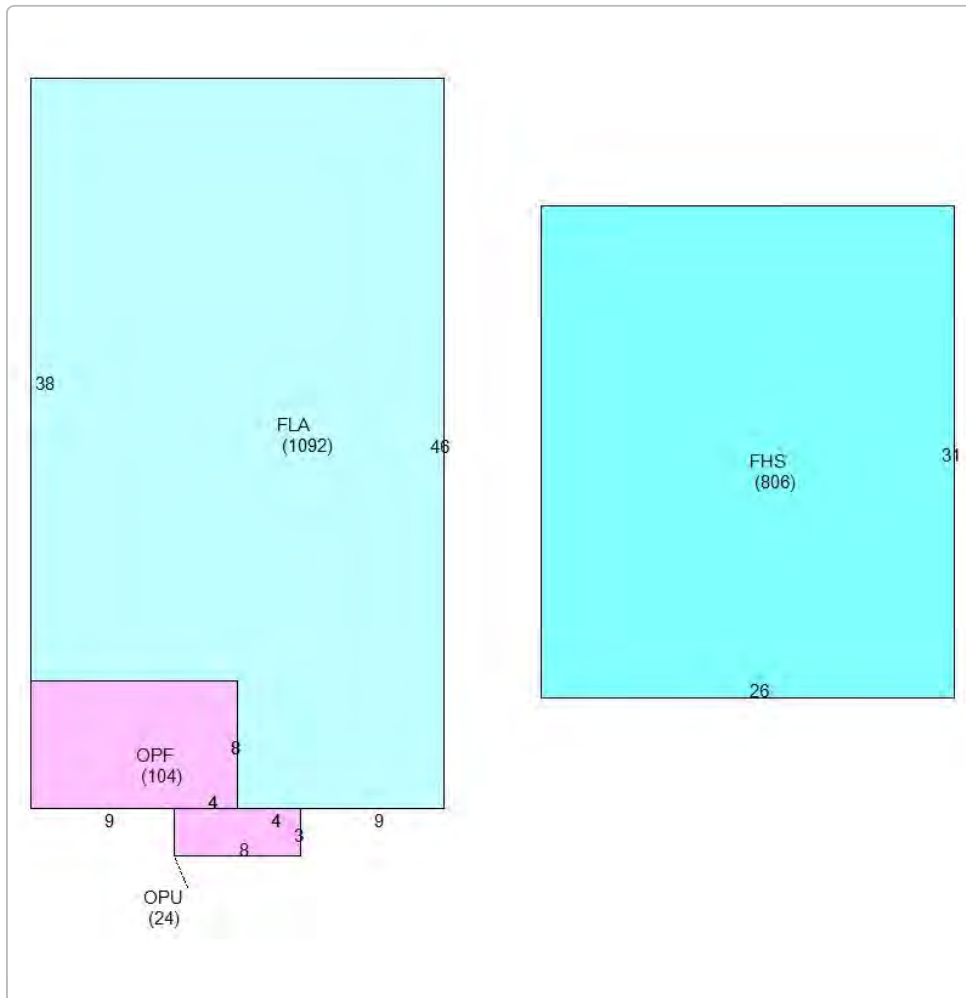
Permits

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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