



# Historic Architectural Review Commission

## Staff Report for Item 7

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: September 24, 2019

Applicant: William P. Horn, Architect

Application Number: H2019-0036

Address: #1227 Washington Street

### Description of Work:

Renovations to main house and new one-story rear addition. Extension of side covered porch. Renovations of pool house and raise above flood. Renovations to garage, including foundations and site work.

### Site Facts:

The site under review is a lot containing a one-story wood frame house, as well as a frame garage, a pool, and a pool house. Over the years the site has undergone additions and alterations, including the addition of the open, shed-roofed rear porch and the screening in of the once open front porch.

The house is a contributing historic residence, which was built in 1925. The rear porch and the front porch infill are elements that are not historic to the house.

### Guidelines Cited on Review:

- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guidelines 7 and 15.
- Guidelines for Additions and Alterations on Contributing, Non-Contributing, and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 6, 11, 13, 22 and 33.

### Staff Analysis:

A Certificate of Appropriateness is under review for a one-story rear addition to the main house as well as renovations to the main house, garage, and pool house. The addition will be a wood-frame structure with fiber-cementitious lap siding and V-crimp metal roofing. The existing enclosed front porch is to be opened and reconstructed to its historical appearance, and the non-historic rear porch is to be removed. The main house will have new roofing, new wood windows and doors, and repairs done to the historic wood siding. The existing covered porch on the side of the house is to be extended about 20 feet. The existing rear yard garage will be renovated and raised 20 inches with a new foundation. The existing rear yard pool house will be renovated and raised above flood level.

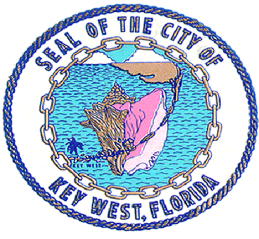
### Consistency with Cited Guidelines:

It is staff's opinion that the proposed design is appropriate to the site and surrounding context. The porch reconstruction duplicates the historic porch and removal of the infill will reveal historic columns, which will help return the house to its original state. The proposed addition is located on the rear elevation and is limited in its size and scale in relation to the historic house. The design of the addition is similar or smaller in form, proportion, and scale to the historic house and the materials proposed for the new addition work in harmony with those of the original, while keeping the addition differentiated from the historic.

# 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:

1227 Washington St., Key West, FL 33040

NAME ON DEED:

Timothy & Buffy Mitchell

PHONE NUMBER 1 336 978 6957

OWNER'S MAILING ADDRESS:

1420 Grindelwald Dr

EMAIL ttmitchell@31dodge.com

Kernersville, NC 27284

APPLICANT NAME:

William P. Horn Architect, PA

PHONE NUMBER 305 296 8302

APPLICANT'S ADDRESS:

915 Eaton St.

EMAIL william@wphornarchitect.com

Key West, FL 33040

APPLICANT'S SIGNATURE:

DATE  
08/22/2019

**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:** Adding a one story addition to the rear of the existing main building, renovations to the existing buildings, extend existing side yard porch, renovate Pool House and raise above flood, renovate existing garage and revise foundation, site work.

**MAIN BUILDING:** New roofing, new wood windows and doors, wood siding repairs, open up front porch, extend side porch, add rear addition.

**DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):** Removing non-historic open shed roof rear porch and non-historic front porch infill.

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

<b>ACCESSORY STRUCTURE(S):</b> Renovate existing rear yard Pool House, raise above flood, renovate existing rear yard garage, raise 20" with new foundation.	
<b>PAVERS:</b> Stone and brick pavers	<b>FENCES:</b> New 4 ft wood front fencing and 6 ft
	fencing in rear yard areas.
<b>DECKS:</b> Side wood decking	<b>PAINTING:</b> Paint white to match existing.
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC.):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):</b>	<b>OTHER:</b>
One new A/C condensor unit, relocate	
generator.	

<b>OFFICIAL USE ONLY:</b>		<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
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:			
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 #

<b>ADDRESS OF PROPOSED PROJECT:</b>	1227 Washington St., Key West, FL 33040
<b>PROPERTY OWNER'S NAME:</b>	Timothy & Buffy Mitchell
<b>APPLICANT NAME:</b>	William P. Horn Architect, PA

*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	DATE AND PRINT NAME
----------------------------	---------------------

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolishing non-historic front porch enclosure, rear shed roof covered porch and non-historic metal windows from a historic building.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<p><b>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);</b></p> <p>(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:</p> <p style="margin-left: 40px;">(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.</p>
<p>(2) Or explain how the building or structure meets the criteria below:</p> <p style="margin-left: 40px;">(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.</p>

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.

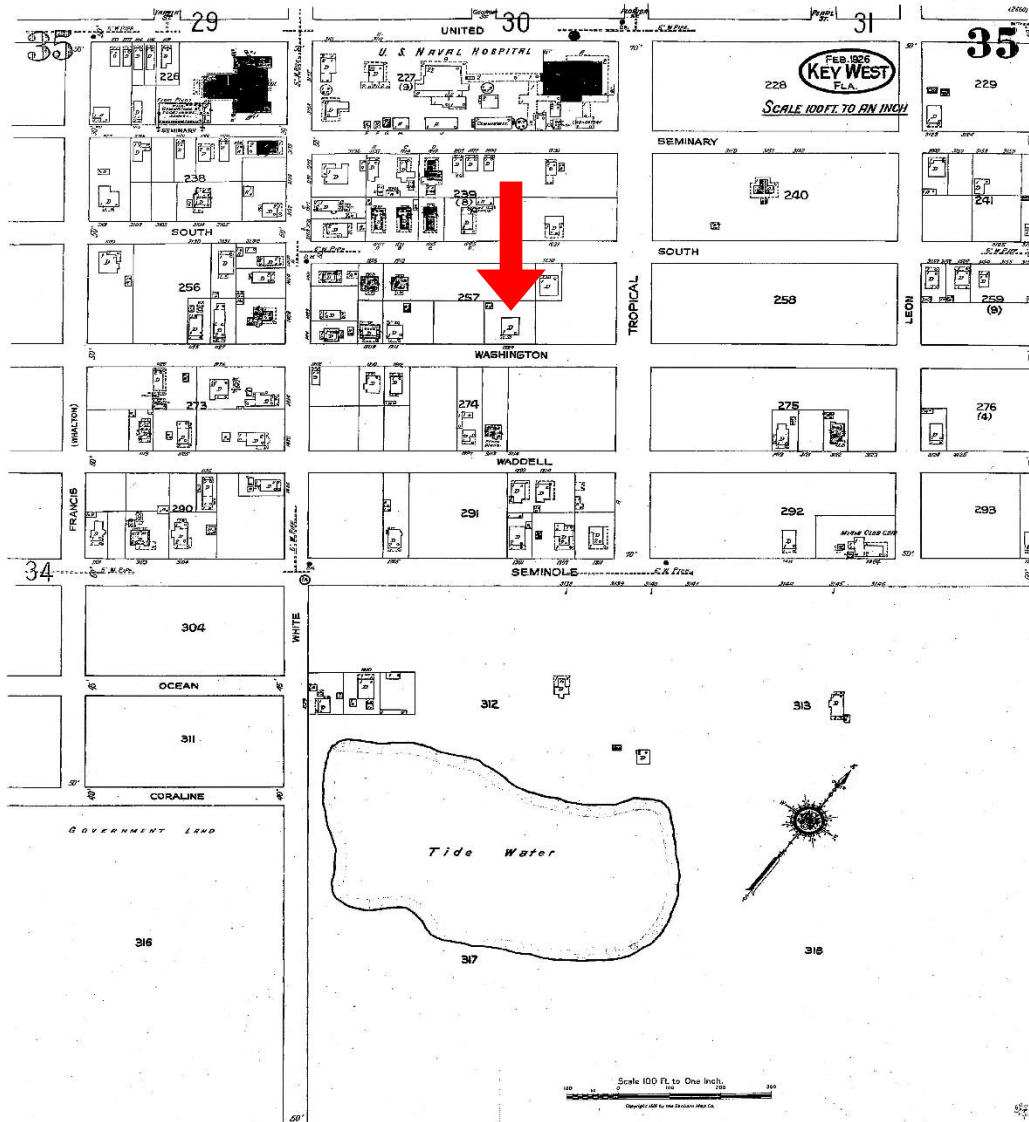
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
(c) Has no significant character, interest, or value as part to the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
(d) Is not the site of a historic event with significant effect upon society.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
(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.
(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.

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

<p align="center"><b>CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:</b></p> <p><b>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);</b></p> <p>(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.</p> <p>Does not apply.</p>
<p>(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.</p> <p>Does not apply.</p>
<p>(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.</p> <p>Does not apply.</p>
<p>(4) Removing buildings or structures that would otherwise qualify as contributing.</p> <p>Does not apply.</p>

# SANBORN MAPS



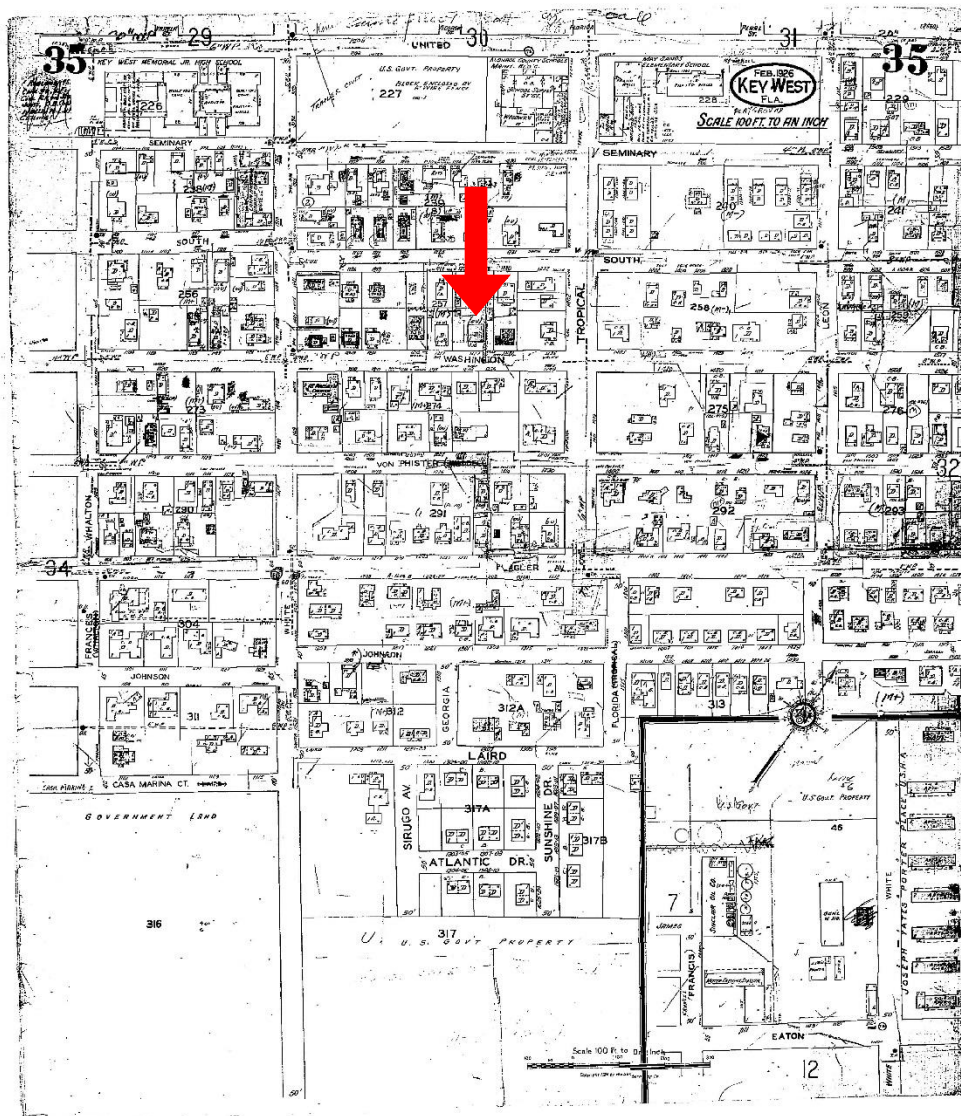
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# PROJECT PHOTOS

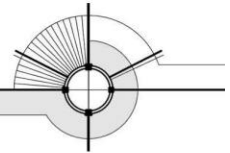


1227 WASHINGTON STREET  
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

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

WWW.WPHORNARCHITECT.COM



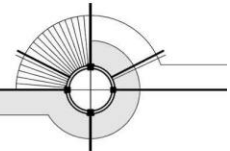


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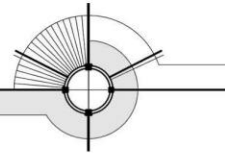


1227 WASHINGTON STREET  
SIDE VIEW

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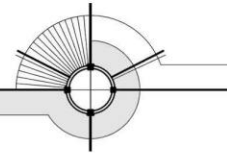


1227 WASHINGTON STREET  
REAR VIEW

WILLIAM P. HORN ARCHITECT, PA.

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

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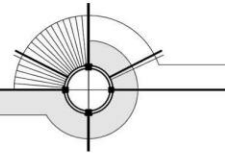


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SIDE VIEW

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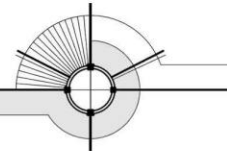


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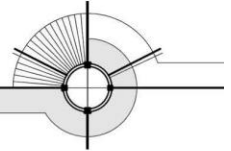


1227 WASHINGTON STREET  
GARAGE  
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

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

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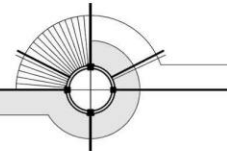


1227 WASHINGTON STREET  
REAR POOL HOUSE  
FRONT/SIDE VIEW

WILLIAM P. HORN ARCHITECT, PA.

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

WWW.WPHORNARCHITECT.COM



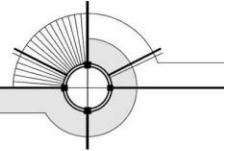


1231 WASHINGTON STREET  
RIGHT NEIGHBORING PROPERTY  
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

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

WWW.WPHORNARCHITECT.COM



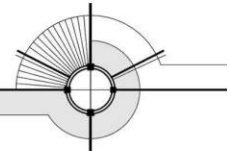


1217 WASHINGTON STREET  
LEFT NEIGHBORING PROPERTY  
FRONT VIEW

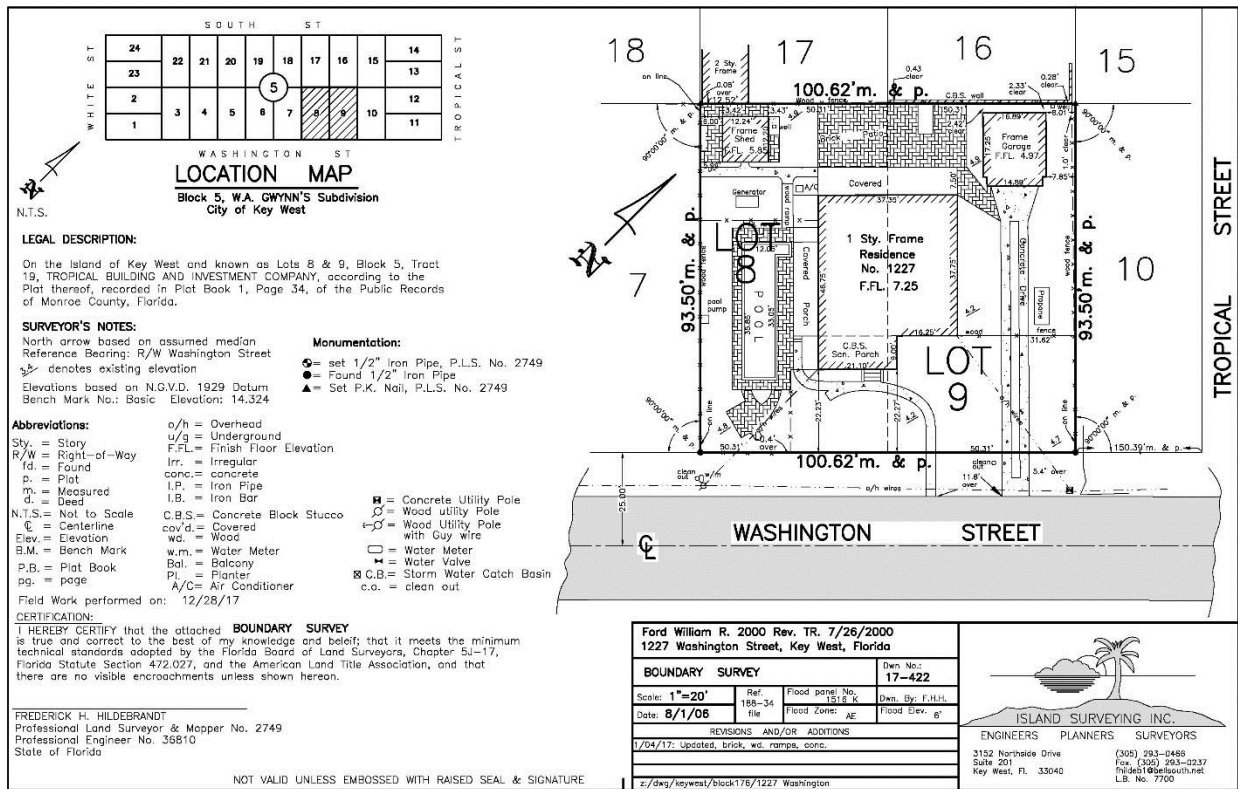
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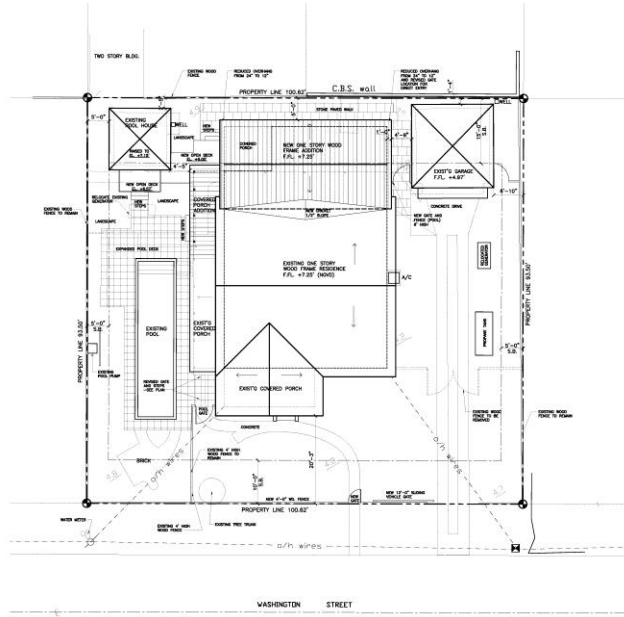


# SURVEY



# PROPOSED DESIGN

SITE DATA	
SITE AREA: 0.408 S.F. (0.215 ACRES)	
LAND USE: HIGH	
FLOOD ZONE: AE +6.0'	
FAR: ALLOWED = 1.0 MAX.	
DENSITY = 18 UNITS/ACRE	
HEIGHT ALLOWED = 30' MAX.	
SETBACKS:	
FRONT SETBACK:	REQUIRED = 10'-0"
	EXISTING = 10'-0"
	PROPOSED = 20'-0"
SIDE (WEST) SETBACK:	REQUIRED = 5'-0"
	EXISTING = 5'-0"
	PROPOSED = 5'-0"
SIDE (EAST) SETBACK:	REQUIRED = 5'-0"
	EXISTING = 5'-0"
	PROPOSED = 5'-0"
REAR SETBACK:	REQUIRED = 10'-0"
	EXISTING (GARAGE) = 1'-0"
	EXISTING (POOL HOUSE) = 2'-0"
	EXISTING (MAIN HOUSE) = 10'-0"
	PROPOSED (GARAGE) = 1'-0"
	PROPOSED (POOL HOUSE) = 2'-0"
	PROPOSED (MAIN HOUSE) = 10'-0"
	(MINIMUM REQUIRED)
BUILDING COVERAGE AREA:	
ALLOWED: 3,763.2 S.F. (86% MAX.)	
EXISTING: 2,877 S.F. (76.4%)	
PROPOSED: 3,856 S.F. (94.8%)	
IMPERVIOUS AREA:	
ALLOWED: 0.0446 S.F. (10% MAX.)	
EXISTING: 0.038 S.F. (9.3%)	
PROPOSED: 0.034 S.F. (8.3%)	
LANDSCAPE AREA:	
REQUIRED: 3,382.8 S.F. (82% MIN.)	
EXISTING: 4,010 S.F. (98.6%)	
PROPOSED: 3,824 S.F. (98.4%)	
OPEN SPACE AREA:	
REQUIRED: 3,382.8 S.F. (82% MIN.)	
EXISTING: 4,010 S.F. (98.6%)	
PROPOSED: 3,824 S.F. (98.4%)	
PARKING:	
REQUIRED: 1 SPACE/UNIT	
EXISTING: 1 SPACE/UNIT	
PROPOSED: 1 SPACE/UNIT	



WASHINGTON STREET  
PROPOSED SITE PLAN  
SITE PLAN BASED ON INFORMATION OBTAINED FROM  
SURVEY PREPARED BY ISLAND SURVEYING, INC. DATED  
ON 01-04-17 SCALE: 1/8"=1'-0"

WILLIAMP HOBBS  
ARCHITECT, P.A.

REGULATORY  
KEY WEST  
ARCHITECT  
1227 WASHINGTON ST.  
KEY WEST, FL 34290  
TEL: 305.266.0600  
FAX: 305.266.0100  
LIC: 00000000  
LIC: 00000000

1227 Washington St.  
Renovations and Addition  
KEY WEST, FLORIDA

DATE:

DESIGNED BY:

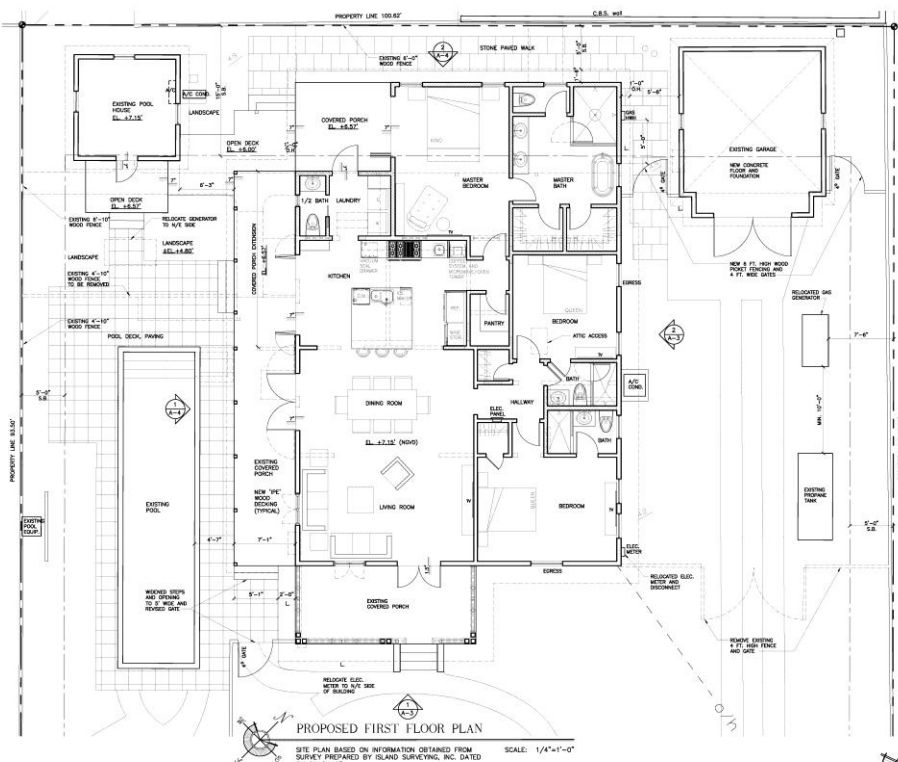
PROJECT NUMBER:

A-1

1227 Washington Street Renovations and Addition  
KEY WEST, FLORIDA

SITE DATA	
SITE AREA: 0.408 S.F. (0.215 ACRES)	
LAND USE: HIGH	
FLOOD ZONE: AE +6.0'	
FAR: ALLOWED = 1.0 MAX.	
DENSITY = 18 UNITS/ACRE	
HEIGHT ALLOWED = 30' MAX.	
SETBACKS:	
FRONT SETBACK:	REQUIRED = 10'-0"
	EXISTING = 10'-0"
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	EXISTING (POOL HOUSE) = 2'-0"
	EXISTING (MAIN HOUSE) = 10'-0"
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	PROPOSED (MAIN HOUSE) = 10'-0"
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PROPOSED: 3,824 S.F. (98.4%)	
PARKING:	
REQUIRED: 1 SPACE/UNIT	
EXISTING: 1 SPACE/UNIT	
PROPOSED: 1 SPACE/UNIT	

WALL LEGEND	
EXISTING WALL CORNER	
NEW WALL	
EXISTING WALL TO BE REMOVED	



PROPOSED FIRST FLOOR PLAN  
SITE PLAN BASED ON INFORMATION OBTAINED FROM  
SURVEY PREPARED BY ISLAND SURVEYING, INC. DATED  
ON 01-04-17 SCALE: 1/4"=1'-0"

WILLIAMP HOBBS  
ARCHITECT, P.A.

REGULATORY  
KEY WEST  
ARCHITECT  
1227 WASHINGTON ST.  
KEY WEST, FL 34290  
TEL: 305.266.0600  
FAX: 305.266.0100  
LIC: 00000000  
LIC: 00000000

1227 Washington St.  
Renovations and Addition  
KEY WEST, FLORIDA

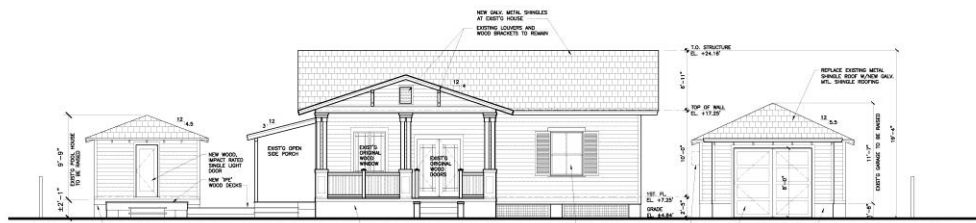
DATE:

DESIGNED BY:

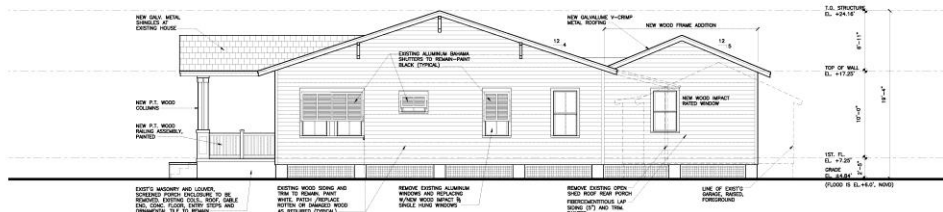
PROJECT NUMBER:

A-2

1227 Washington Street Renovations and Addition  
KEY WEST, FLORIDA

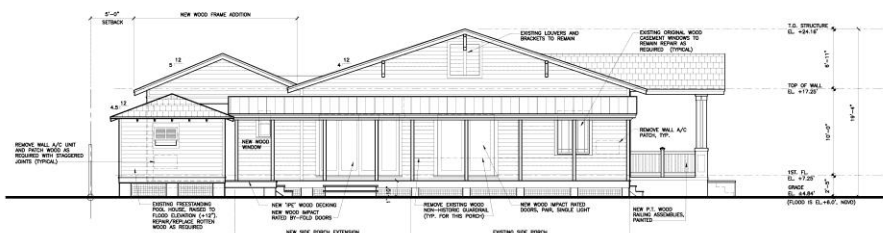


PROPOSED FRONT ELEVATION  
SCALE: 1/4"=1'-0"



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

1227 Washington Street Renovations and Addition  
KEY WEST, FLORIDA



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



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

1227 Washington Street Renovations and Addition  
KEY WEST, FLORIDA



WILLIAMS P. HODS  
ARCHITECT, P.A.

REGISTRATION  
KEY WEST  
FLORIDA  
00000

TOL. 300.00/0.00  
F.I. 100.00/0.00

1227 Washington St  
Key West, Florida

1227 Washington St  
Renovations and Addition  
KEY WEST, FLORIDA

DATE

DATE

02-11-18  
07-20-18 PL, RD  
05-20-18 BLARC

PROJECT  
NO.

PROJECT  
NO.

A-3

WILLIAMS P. HODS  
ARCHITECT, P.A.

REGISTRATION  
KEY WEST  
FLORIDA  
00000

TOL. 300.00/0.00  
F.I. 100.00/0.00

1227 Washington St  
Key West, Florida

1227 Washington St  
Renovations and Addition  
KEY WEST, FLORIDA

DATE

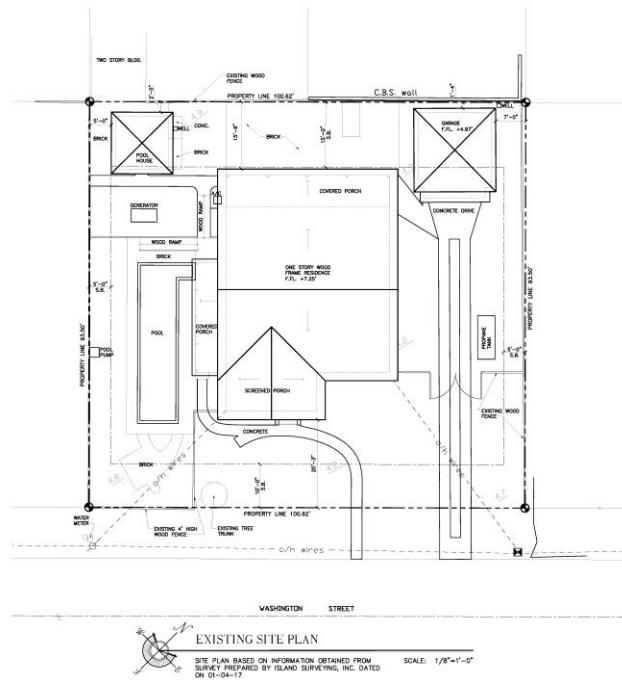
DATE

02-11-18  
07-20-18 PL, RD  
05-20-18 BLARC

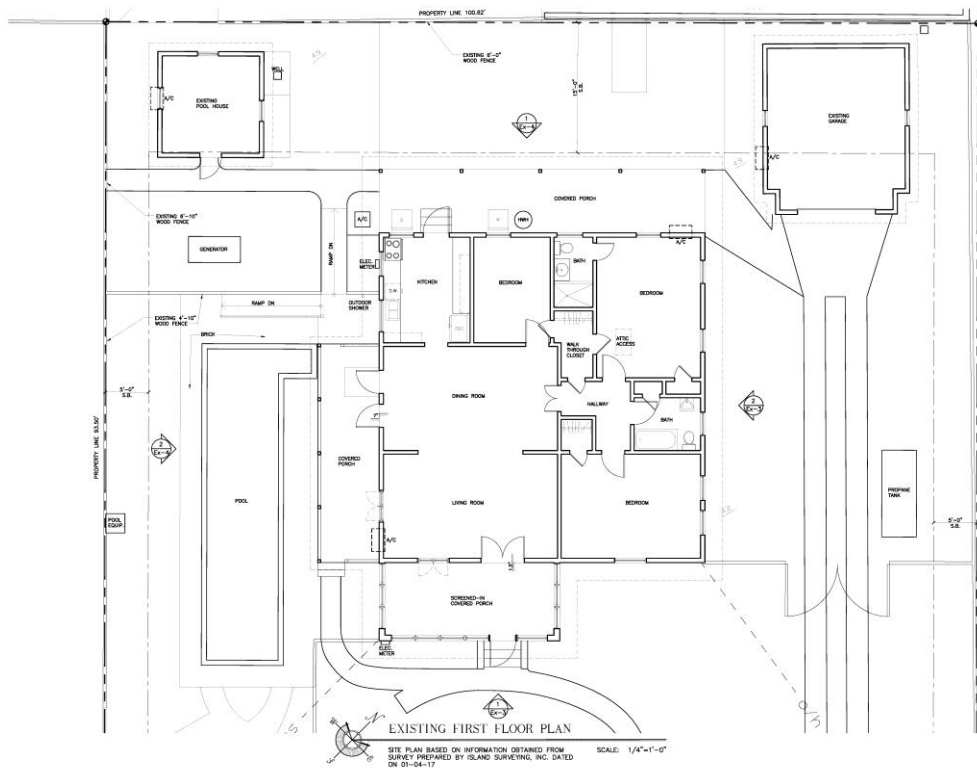
PROJECT  
NO.

PROJECT  
NO.

A-4



1227 Washington Street Renovations and Addition  
KEY WEST, FLORIDA



1227 Washington Street Renovations and Addition  
KEY WEST, FLORIDA

WILLIAMP HOBBS  
ARCHITECT, P.A.

REGISTERED  
KEY WEST  
FLORIDA  
00000  
TEL: 305.280.0000  
FAX: 305.280.0000  
L1227000000  
11/10/2000

1227 Washington St.  
Renovations and Addition  
KEY WEST, FLORIDA

DATE

DATE  
05-11-08  
07-20-08 PL, RD.  
08-20-08 MARK

REVISIONS

DESIGNED BY

PROJECT

NO.00



WILLIAMP HOBBS  
ARCHITECT, P.A.

REGISTERED  
KEY WEST  
FLORIDA  
00000  
TEL: 305.280.0000  
FAX: 305.280.0000  
L1227000000  
11/10/2000

1227 Washington St.  
Renovations and Addition  
KEY WEST, FLORIDA

DATE

DATE  
05-11-08  
07-20-08 PL, RD.  
08-20-08 MARK

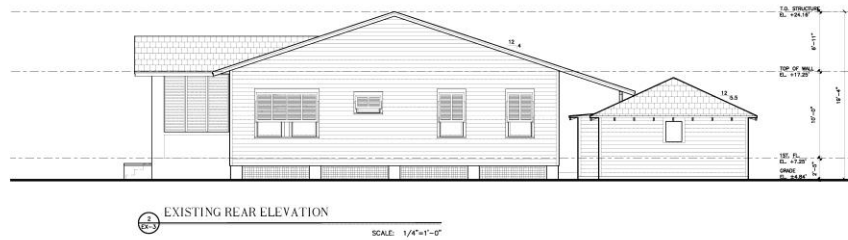
REVISIONS

DESIGNED BY

PROJECT

NO.00





1227 Washington Street Renovations and Addition  
KEY WEST, FLORIDA

WILLIAMP HOES  
ARCHITECT, P.A.

1227 WASHINGTON ST  
KEY WEST  
FLORIDA  
34901

TITLE: 300-000-000  
P.L. 12-20-15 R.A.R.C.

DATE: 12-20-15  
BY: W.H.

1227 Washington St  
Renovations and Addition  
KEY WEST, FLORIDA

12-20-15

DATE: 12-20-15  
BY: W.H.

PROJECT: 12-20-15

PROJECT: 12-20-15

PROJECT: 12-20-15

EX-3



1227 Washington Street Renovations and Addition  
KEY WEST, FLORIDA

WILLIAMP HOES  
ARCHITECT, P.A.

1227 WASHINGTON ST  
KEY WEST  
FLORIDA  
34901

TITLE: 300-000-000  
P.L. 12-20-15 R.A.R.C.

DATE: 12-20-15  
BY: W.H.

1227 Washington St  
Renovations and Addition  
KEY WEST, FLORIDA

12-20-15

DATE: 12-20-15  
BY: W.H.

PROJECT: 12-20-15

PROJECT: 12-20-15

PROJECT: 12-20-15

EX-4

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., September 24, 2019 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS TO MAIN HOUSE AND NEW ONE-STORY REAR ADDITION. EXTENSION OF SIDE COVERED PORCH. RENOVATIONS OF POOL HOUSE AND RAISE ABOVE FLOOD. RENOVATIONS TO GARAGE, INCLUDING FOUNDATIONS AND SITE WORK. DEMOLITION OF NON-HISTORIC REAR PORCH AND FRONT PORCH INFILL.**

**#1227 WASHINGTON STREET**

**Applicant – William P. Horn, Architect    Application #H2019-0036**

**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](http://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.

## HARC POSTING AFFIDAVIT

**STATE OF FLORIDA:**  
**COUNTY OF MONROE:**

**BEFORE ME**, the undersigned authority, personally appeared Joanna Walczak, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:  
1227 Washington Street on the 18<sup>th</sup> day of September, 2019.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on September 24<sup>th</sup>, 2019.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H2019-0036.

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

**Signed Name of Affiant:**

Joanna Walczak  
**Date:** 09/18/2019  
**Address:** 3217 HARRIET AVE.  
**City:** KEY WEST  
**State, Zip:** FL, 33040

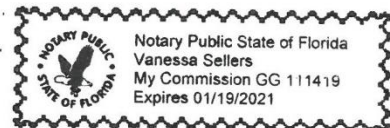
The forgoing instrument was acknowledged before me on this 18<sup>TH</sup> day of September, 2019.

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

**NOTARY PUBLIC**

Sign Name: Vanessa Sellers  
Print Name: Vanessa Sellers

Notary Public - State of Florida (seal)  
My Commission Expires: 1/19/21





# 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: 00041400-000000  
 Account#: 1042072  
 Property ID: 1042072  
 Millage Group: 10KW  
 Location: 1227 WASHINGTON ST, KEY WEST  
 Address:  
 Legal Description: KWTROPICAL BLDG AND INVESTMENT CO SUB LOTS 8 - 9 SQR 5 TR 19 PB1-34 OR290-280/281 OR337-571-572 OR634-18D/C OR1675-1510/12 OR2765-69D/C OR2939-1639 OR2939-1641 OR2939-1643  
 (Note: Not to be used on legal documents)  
 Neighborhood: 6157  
 Property Class: SINGLE FAMILY RESID (0100)  
 Subdivision: Tropical Building and Investment Co  
 Sec/Twp/Rng: 05/68/25  
 Affordable Housing: No

**Owner**

MITCHELL TIMOTHY MARVIN  
 1420 Grindelwald Dr  
 Kernersville NC 27284

MITCHELL BUFFY DARLENE  
 1420 Grindelwald Dr  
 Kernersville NC 27284

**Valuation**

	2019	2018	2017	2016
+ Market Improvement Value	\$341,341	\$142,029	\$144,249	\$124,462
+ Market Misc Value	\$21,750	\$22,826	\$23,598	\$25,140
+ Market Land Value	\$537,714	\$544,394	\$541,054	\$566,442
= Just Market Value	\$900,805	\$709,249	\$708,901	\$716,044
= Total Assessed Value	\$900,805	\$709,249	\$313,099	\$306,660
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$900,805	\$709,249	\$288,099	\$281,660

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	9,408.00	Square Foot	100.6	93.5

**Buildings**

Building ID: 3239  
 Style: GROUND LEVEL  
 Building Type: S.F.R. - R1 / R1  
 Gross Sq Ft: 2343  
 Finished Sq Ft: 1406  
 Stories: 1 Floor  
 Condition: AVERAGE  
 Perimeter: 150  
 Functional Obs: 0  
 Economic Obs: 0  
 Depreciation %: 18  
 Interior Walls: WALL BD/WD WAL

Exterior Walls: WD FR STUCCO  
 Year Built: 1930  
 Effective Year Built: 2003  
 Foundation: WD CONC PADS  
 Roof Type: GABLE/HIP  
 Roof Coverage: METAL  
 Flooring Type: CONC S/B GRND  
 Heating Type: FCD/AIR DUCTED with 0% NONE  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Grade: 500  
 Number of Fire Pl: 0

Code	Description	Sketch Area	Finished Area	Perimeter
DGF	DETACHED GARAGE	284	0	68
EPB	ENCL PORCH BLK	189	0	60
FLA	FLOOR LIV AREA	1,406	1,406	150
OPF	OP PRCH FIN LL	464	0	158
<b>TOTAL</b>		<b>2,343</b>	<b>1,406</b>	<b>436</b>

**Yard Items**

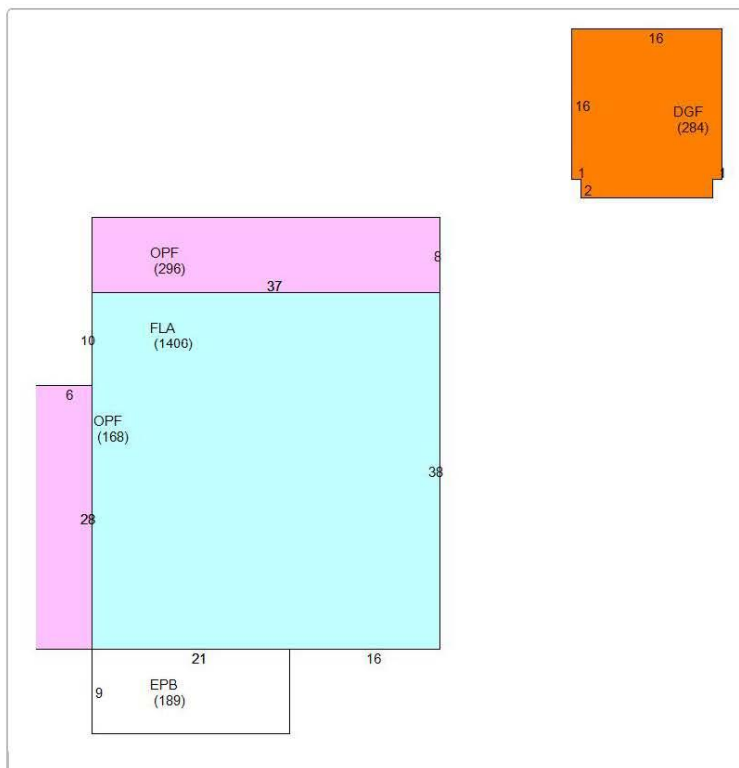
Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1967	1968	1	140 SF	2
UTILITY BLDG	1971	1972	1	144 SF	3
WALL AIR COND	1981	1982	1	2 UT	2
RES POOL	1988	1989	1	333 SF	4
FENCES	1985	1986	1	960 SF	2
BRICK PATIO	1967	1968	1	552 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/30/2018	\$1,100,000	Warranty Deed	2197611	2939	1643	01 - Qualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-6373	12/7/2006	12/20/2006	\$1,500	Residential	INSTALL TRANSFER SWITCH/CONDUIT WIRING FOR GENERATOR
05-3703	8/29/2005	12/19/2005	\$1,000	Residential	REPLACE 200AMP ENCLOSURE
03-2695	8/12/2003	10/13/2003	\$2,500	Residential	ROOFING
97-3903	12/23/1997	12/31/1997	\$4,000	Residential	SOLAR PANEL FOR POOL
96-3713	9/1/1996	12/1/1996	\$3,619	Residential	AWNINGS
B94-0331	1/1/1994	7/1/1994	\$4,700	Residential	CONST S/PORCH, ROOF & D/DR

**View Tax Info**
[View Taxes for this Parcel](#)
**Sketches (click to enlarge)****Photos**



Map



TRIM Notice

Trim Notice

2019 Notices Only

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 User Privacy Policy  
GDPR Privacy Notice

Last Data Upload: 9/13/2019 5:53:08 AM



Developed by:

Version 2.34