



Historic Architectural Review Commission Staff Report for Item 11

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: June 29, 2021

Applicant: Matthew Stratton, Architect

Application Number: H2021-0029

Address: 819 Georgia Street

Description of Work:

Remove and replace roofing. Replace two existing skylights and relocate one. Install two new windows on north elevation. ATF replacement of siding, pier foundation, and wood sill beams.

Site Facts:

The building under review is a contributing resource to the historic district. The one-story frame vernacular house was built circa 1906. The original building form was changed by additions and alterations to the rear and north side of the house and the enclosure and new roof form on a south porch that was added to the building between 1948 and 1962. In May 26, 2020 architect Stratton submitted for HARC staff the review for renovations to the house that included the following work:

Alterations to doors and windows on the non-historic back wall facing the pool and re-positioning the non-historically accurate windows on the south wall of the rear addition facing Pine Street at the existing entry courtyard.

Removal of the wood deck that was added on to the northwest corner of the house as an extension of the historic front porch to make room for an off-street parking space.

Extension of non-historic roof over the existing storage sheds located on the north side of the house and create a flat roof platform with a parapet to hide the AC equipment as the existing equipment is located within the side yard setback.

Due to the scope of work staff concluded that this project was ready for building permits; that it did not require Commission review and that it conformed with HARC guidelines and regulations. At that time there were no concerns from architect Stratton pertaining conditions of siding that will require the removal of all exiting wood siding. Staff is including the submitted reviewed plans as part of this report.

In September 25, 2020 the city issued Building Permit #2020-2688 to Key West Boyz to replace eleven windows, four doors and 600 lineal feet matching siding. This was and has been the only issued permit for exterior work for the house in question. In March 25, 2021, a Stop Work Order was issued for exceeding permitted work at the property. The amount of siding replacement was reasonable as much of the time during restoration work there is some amount of siding that needs to be replaced. No work, only replacement of non-historic windows, was going to take place in the front elevation.



In June 2, 2021 the Contractor's Examining Board found Mr. White, Owner of Key West Boyz in violation of exceeding permits for exterior, electrical, and plumbing. Architect Stratton was not involved in supervising the construction site and was contacted by the contractor to submit the application under review.

Staff also wants to disclose that final inspections were performed for augers, column and framing under the same building permit #2020-2688. The inspections were rejected by the CBO, as what was inspected was not part of the approved scope of work.

Guidelines and Secretary of the Interior's Standards for Rehabilitation Cited on Review:

- Scuttles and skylights (page 28), specifically guideline 1.
- Windows (page 29), specifically guideline 3 as the proposed windows are for a non-historic rear addition.

For After-The-Fact work done:

- SOIS (pages 16-23) specifically Standards 1, 2, 5, and 6.
- Building exteriors Wood (page 24), specifically first paragraph and guideline 1.
- Foundations and lattice infill (page 34).

Staff Analysis:

The Certificate of Appropriateness under review is for work that exceeded the building permit issued for exterior and work that has not been done yet. Staff wants first to describe the new proposed work. Plans include the removal of existing non-historic metal V-crimp and its replacement with same. In addition, two existing skylights, one facing north and one at the rear will be replaced with same size units but the rear one will be slightly moved upward. Currently the north elevation of the non-historic rear addition has no fenestrations and the plans propose two new wood impact fixed windows.

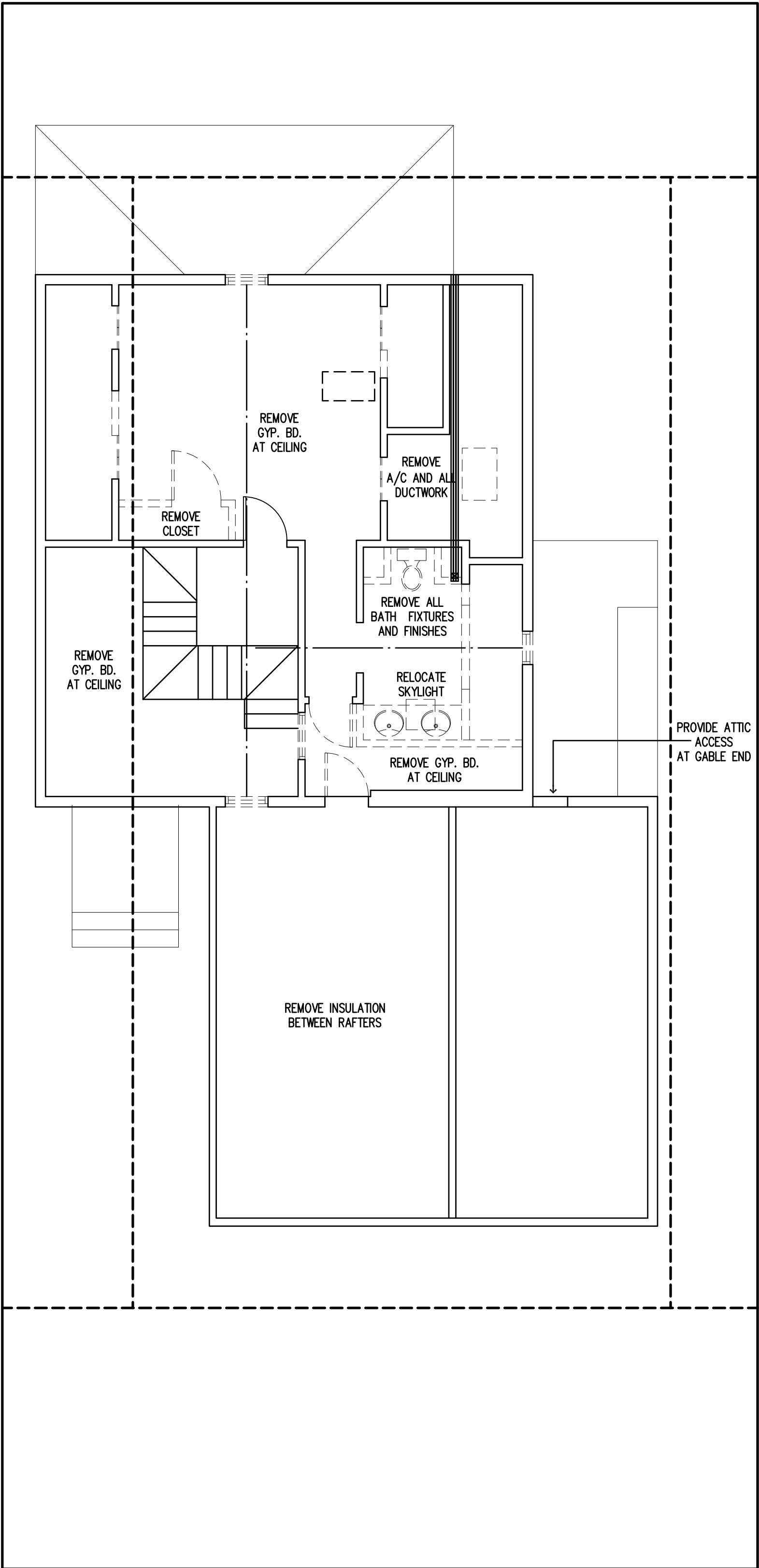
Part of the executed work includes the replacement of non-existing wood siding with wood novelty siding. Sheathing and insulation material has been installed in some areas already. New concrete footers are replacing historic coral rocks with same height. In addition, wood sill beams have been installing matching the previous ones.

Consistency with Cited Guidelines:

Exceeding building and HARC approvals can put in danger the significance and historic value of a building. A licensed contractor obtained building permits to do work on a historic house, and he exceeded the approved scope for exterior work that only included replacement of doors, windows and 600 lineal feet of siding. Siding that was removed may have been historic, most precisely in the front façade. The architect of record did not express any concerns on the need to remove all siding from the house. New concrete piers on the perimeter of the house were built and they match existing non-historic piers in height.

Proposed changes to the roof, skylights and two new windows all meet cited guidelines.

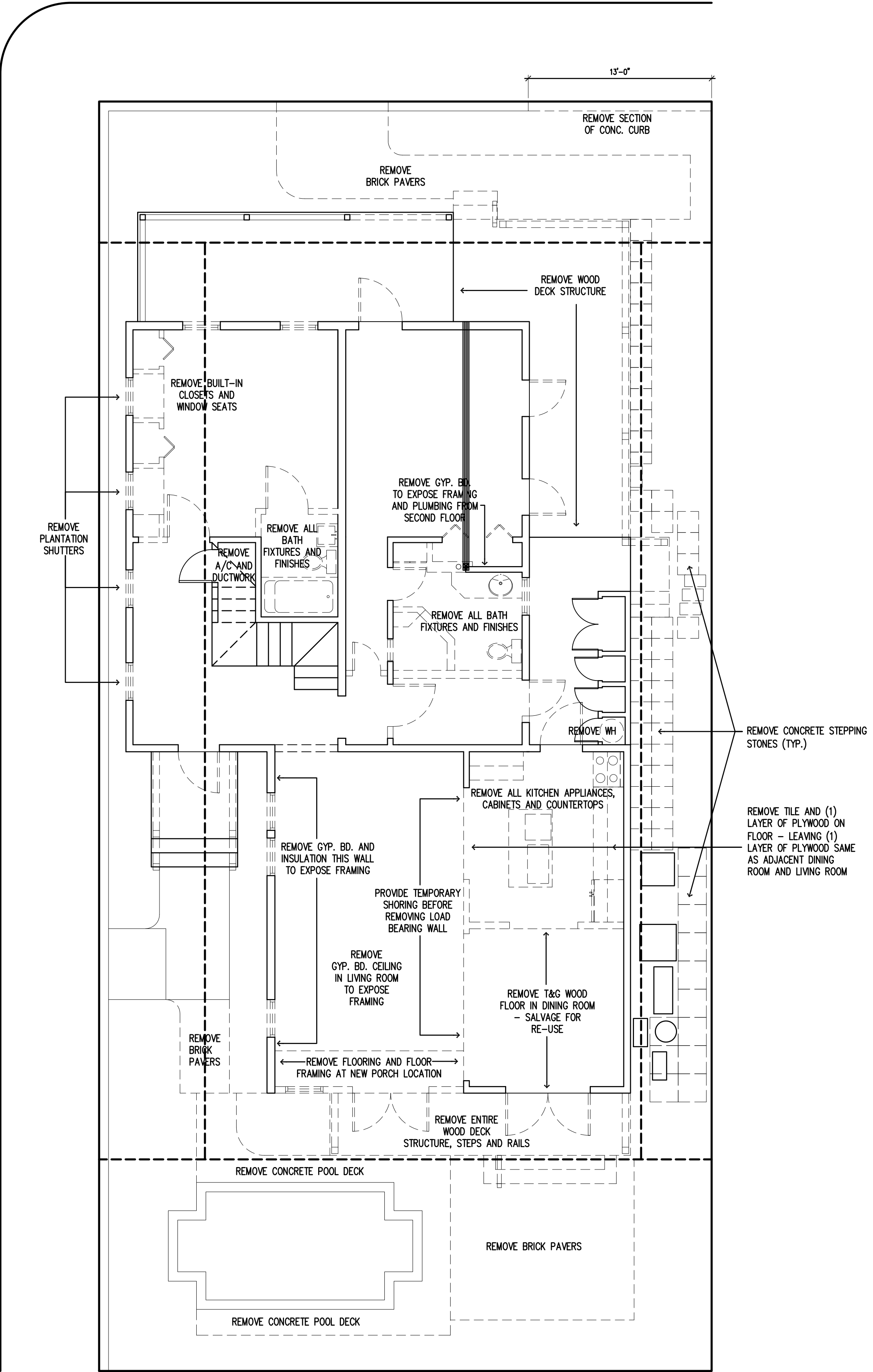
PLANS REVIEWED BY STAFF MAY 26, 2020



SECOND FLOOR DEMO PLAN
3/16"=1'-0"

PINE STREET

- NOTE:
REMOVE AND REPLACE ALL WINDOWS AND DOORS W/ MARVIN WOOD IMPACT RESISTANT (TYP.) UNLESS NOTED OTHERWISE RE: FLOOR PLANS AND DOOR/WINDOW SCHEDULES
- NOTE:
REMOVE ALL DUCTWORK INCLUDING UNDERNEATH HOUSE (TYP.)
- NOTE:
REMOVE ALL FLOOR HVAC REGISTERS AND INFILL OPENING - PATCH FINISHED WOOD FLOOR BY FEATHERING IN NEW T&G WOOD TO MATCH EXISTING (TYP.)



FIRST FLOOR DEMO / SITE PLAN
3/16"=1'-0"



Improvements to
819 Georgia Street
Key West, Florida 33040

M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com



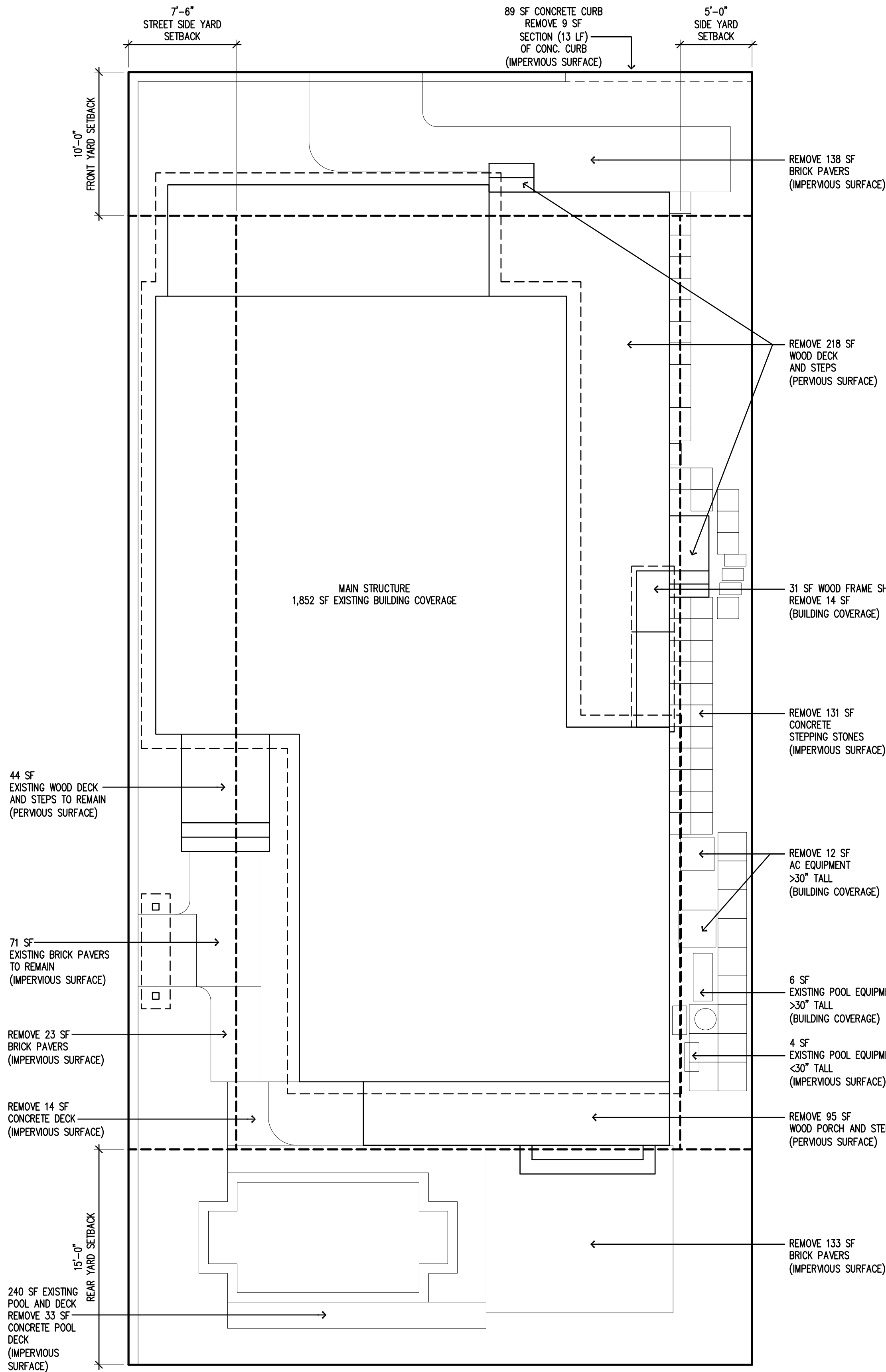
Date 5.08.20

Project #

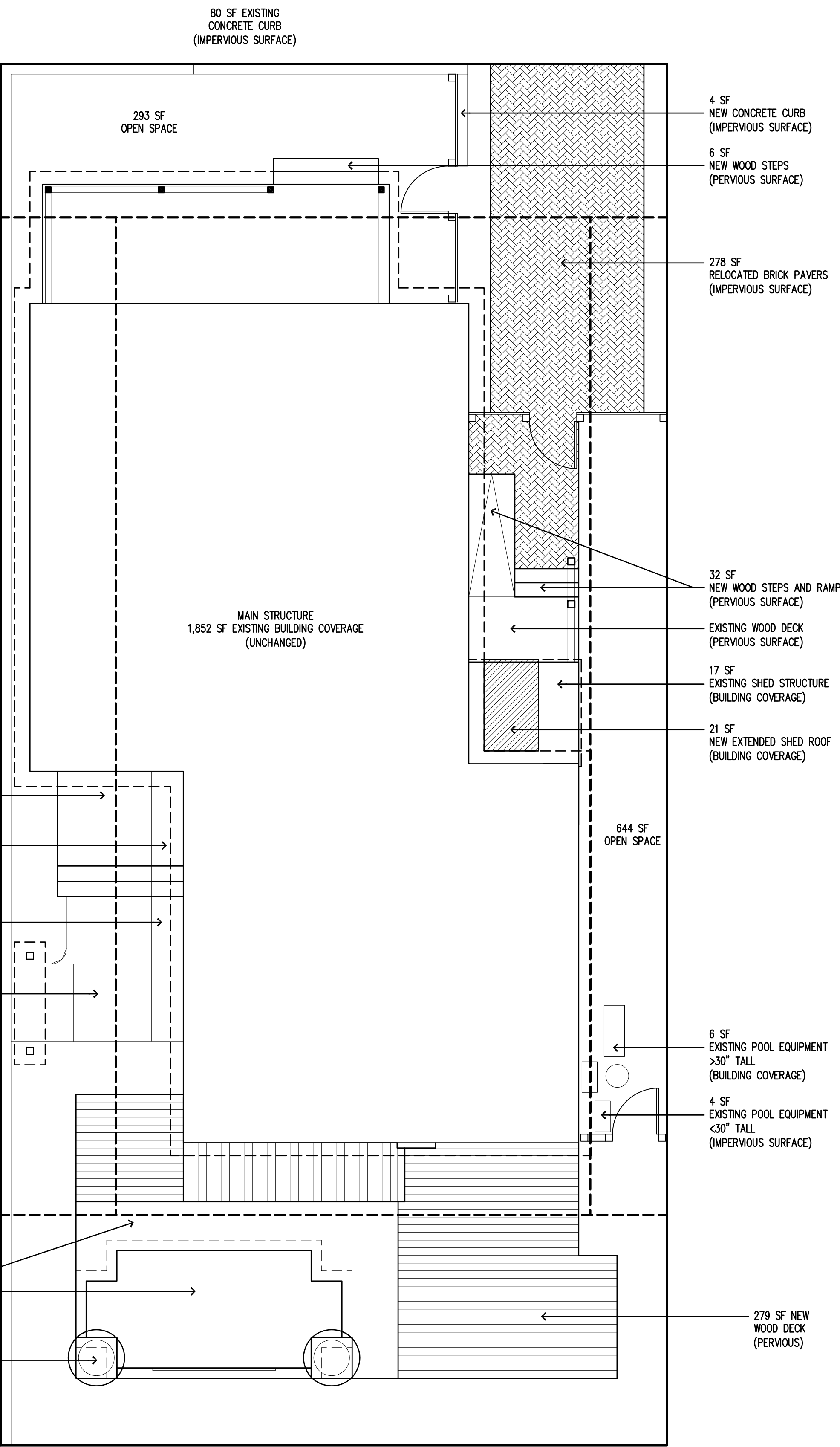
D-1

GEORGIA STREET

PINE STREET



SITE DATA ZONE HMDR FEMA FLOOD ZONE "X" 3,908 SF LOT				
	REQUIRED	EXISTING	PROPOSED	
OPEN SPACE	35% MIN .	909 SF (23.3%)	937 SF (24.0%)	+28 SF
BUILDING COVERAGE	40% MAX.	1,901 SF (48.6%)	1,896 SF (48.5%)	-5 SF
IMPERVIOUS SURFACE	60% MAX.	2,744 (70.2%)	2,595 SF (66.4%)	-149 SF
FRONT YARD	10'	7'	7'	UNCHANGED
STREET SIDE YARD	7.5'	1'	1'	UNCHANGED
SIDE YARD	5'	4'-11"	4'-11"	UNCHANGED
REAR YARD	15'	18'-10"	18'-10"	UNCHANGED
BLDG. HEIGHT	30'	22'±	22'±	UNCHANGED



EXISTING SITE PLAN
3/16"=1'-0"



PROPOSED SITE PLAN
3/16"=1'-0"

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819 Georgia Street
Key West, Florida 33040

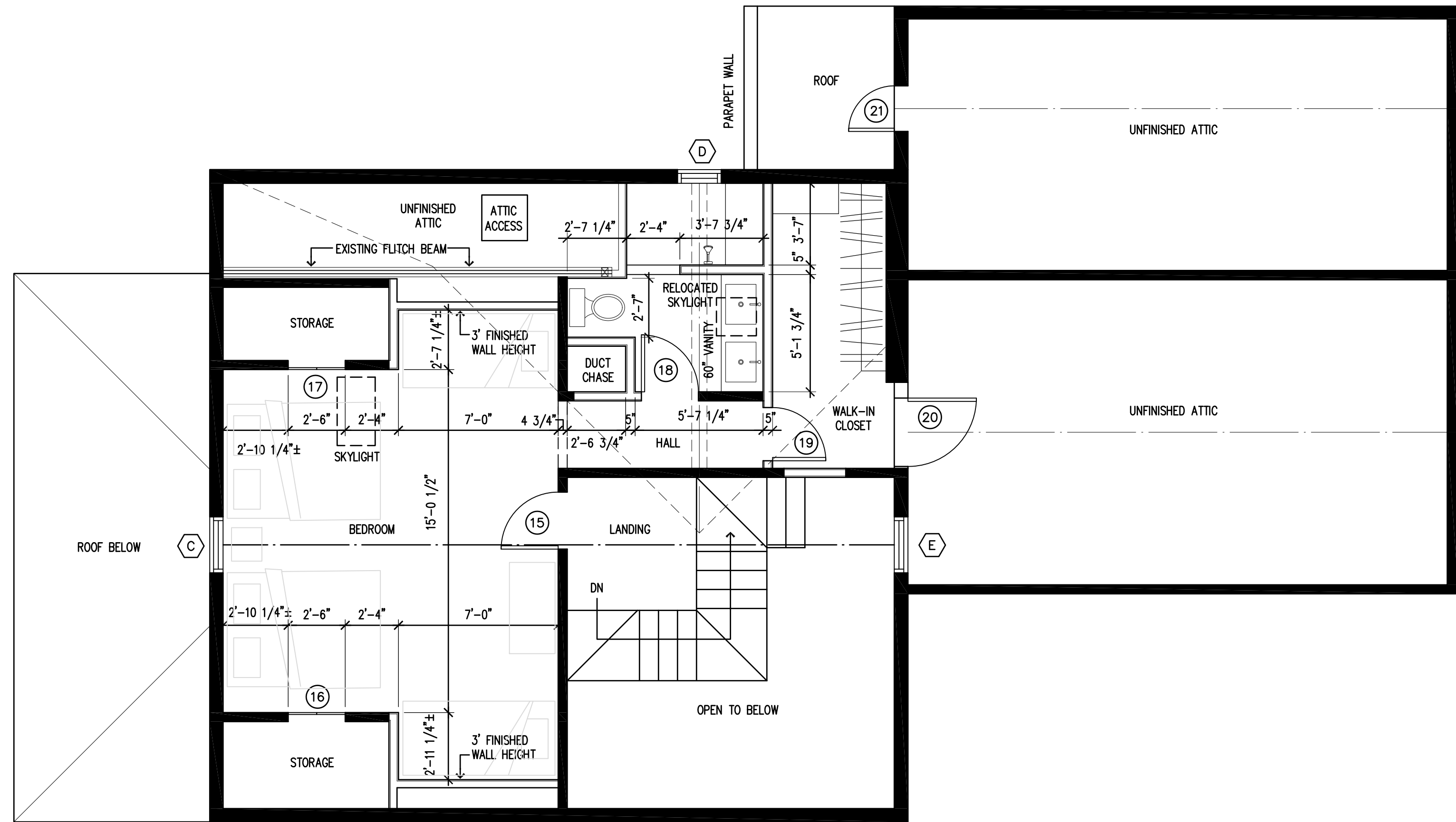
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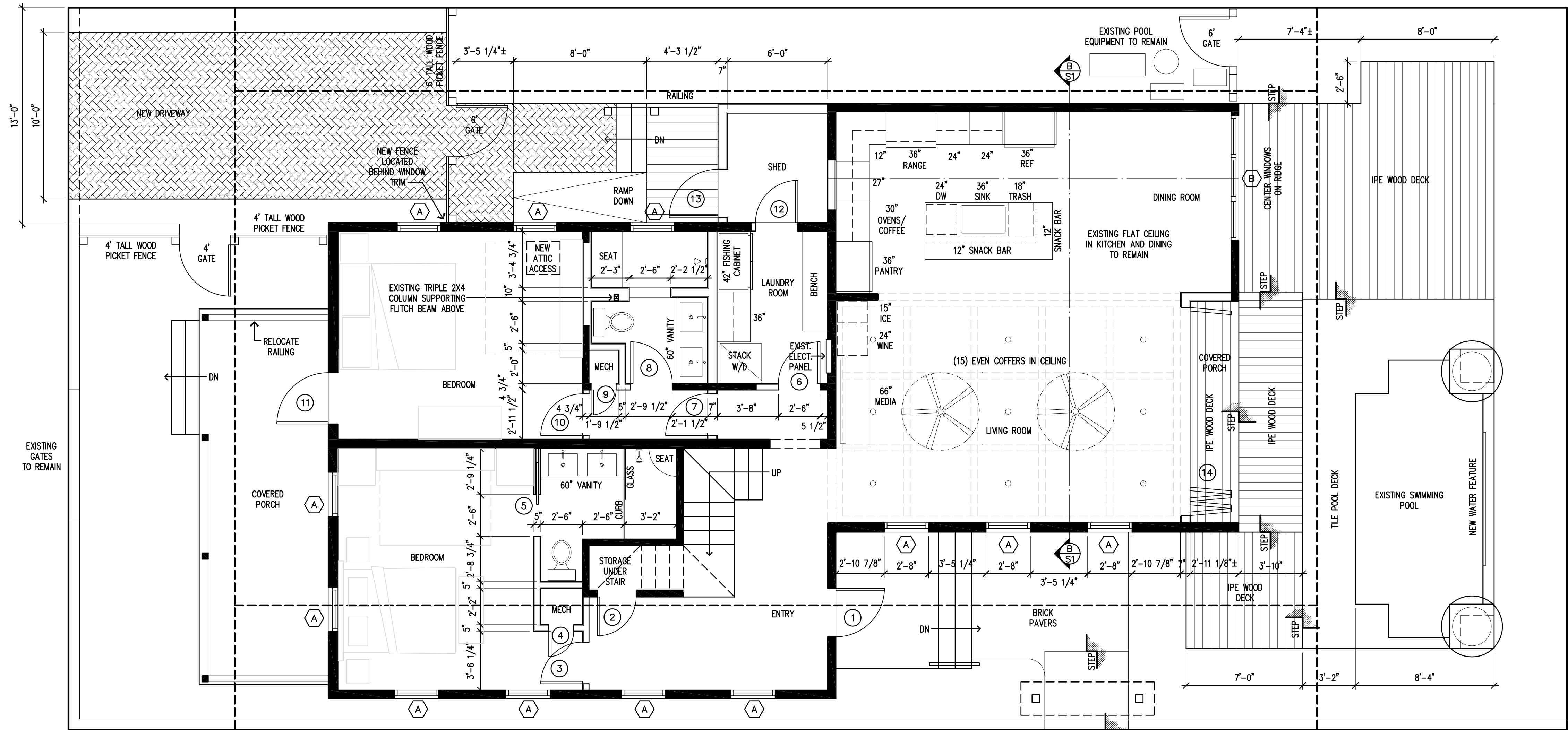
Date 5.26.20

Project #

A-1



SECOND FLOOR PLAN
1/4"=1'-0"



FIRST FLOOR PLAN
1/4"=1'-0"

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3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com

M. Stratton
ARCHITECTURE

Date 5.26.20

Project #

A-2



EXISTING REAR ELEVATION (EAST)
1/4"=1'-0"



EXISTING REAR ELEVATION (EAST)
1/4"=1'-0"



PROPOSED REAR ELEVATION (EAST)
1/4"=1'-0"



PROPOSED REAR ELEVATION (EAST)
1/4"=1'-0"

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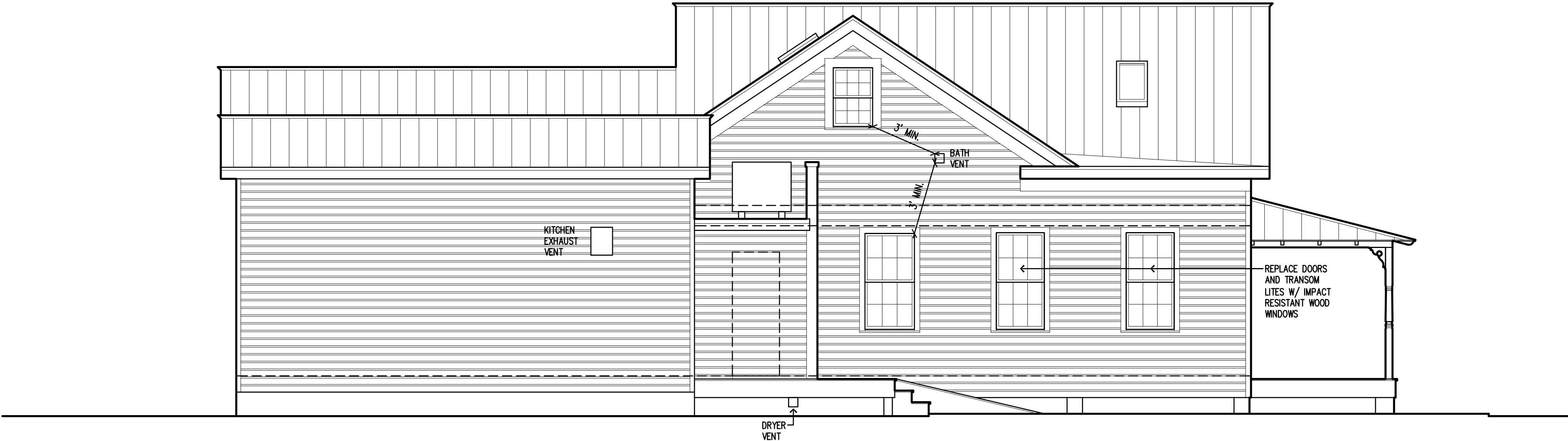
Date 5.26.20

Project #

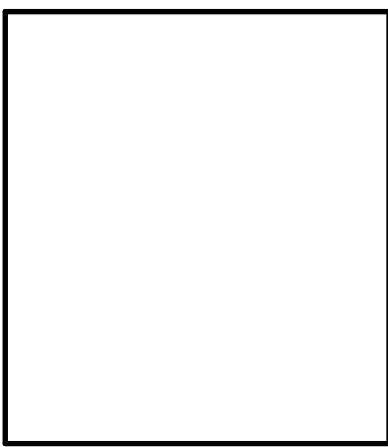
A-3



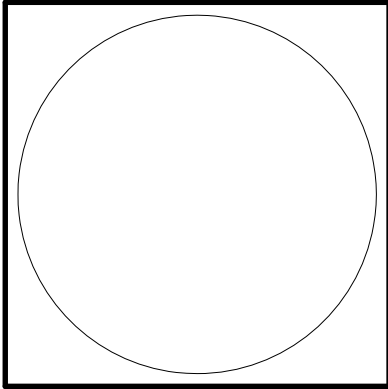
EXISTING SIDE ELEVATION (NORTH)
1/4"=1'-0"



PROPOSED SIDE ELEVATION (NORTH)
1/4"=1'-0"



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Key West, Florida 33040



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Date 5.26.20
Project #

A-4

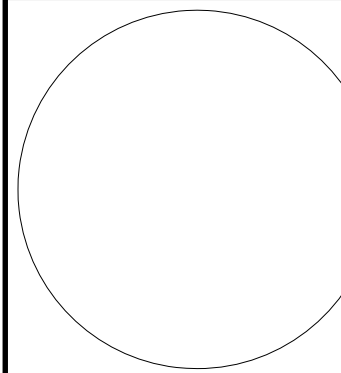


EXISTING STREET SIDE ELEVATION (SOUTH)
1/4"=1'-0"

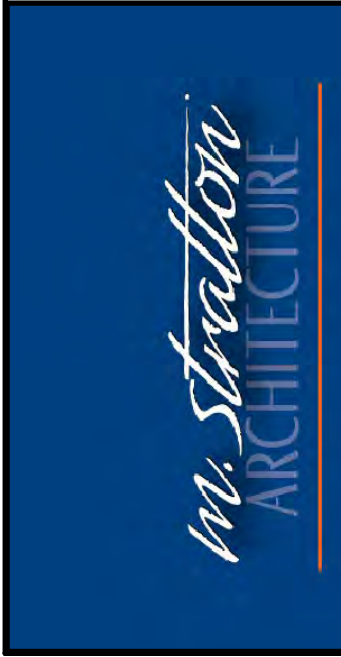


PROPOSED STREET SIDE ELEVATION (SOUTH)
1/4"=1'-0"

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Matthew@MStrattonArchitecture.com



Date 5.26.20

Project #

A-5

BUILDING PERMIT APPLICATION FOR EXTERIORS AND CERTIFIED INSPECTIONS

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE ST.
KEY WEST, FLORIDA 33040
Phone: 305.809.3956

www.cityofkeywest-fl.gov
bldg@cityofkeywest-fl.gov

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER 20-2688	INITIAL & DATE
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

*ADDRESS OF PROPOSED PROJECT:

*RE # OR ALTERNATE KEY:

*NAME ON DEED:

*OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

AUTHORIZED AGENT'S NAME:

AGENT'S ADDRESS:

819 Georgia St, Key West		# OF UNITS 1
Sherflea Barbara Trust		OWNER PHONE NUMBER 216-212-6078
40 Key Bank		*OWNER EMAIL Jamesherflea@yahoo.com
CITY Cleveland	STATE Oh	ZIP 44113
Key West Boyz Co Inc		CONTR. PHONE NUMBER 305-797-4266
		*CONTR. EMAIL kwboyz@gmail.com
Matthew Stinton		A/E PHONE NUMBER 305-923-9670
3801 Flayler, Key West		A/E EMAIL Matthew@MstintonArch
		AGENT PHONE NUMBER Techn.com
		AGENT EMAIL

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

CONTRACT PRICE FOR PROJECT OR EST. TOTAL FOR MAT'L., LABOR, OH & PROFIT:

\$110,000.00

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.

DETAILED, SPECIFIC PROJECT DESCRIPTION...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is permitted by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the DESCRIPTION of work shall be controlling.)

Replace (11) windows, (4) doors, and (600 LF) matching siding

Printed name of property owner or licensed contractor.	Signature. Matthew Stinton
Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.	
Personally known or produced _____ as identification.	

Official Use Only:

PMT: _____ OTHER: _____

PR: _____

DEO: _____ (1%)

DBPR: _____ (1.5%)

ED: _____



City of Key West
Building Department
PRIVATE PROVIDER INSPECTION REPORT

Effective 10/1/2019

At the completion of each inspection the private provider shall:

- Post each completed inspection record on the Permit Card posted on site, indicating the result.
- The private provider shall also provide the record on this form to the local building official within two (2) business days. The original certified inspection reports must be hand delivered, mailed, or electronically delivered via email; faxes are not acceptable.

These inspection records shall reflect those inspections required by the applicable codes of each phase of construction for which permitting by the building department is required.

Permit # BLD2020-2688 **Date** 3/17/21

Site Address 819 GEORGIA ST

Site RE #: 00025350-000000

Owner Name SHEFFLER BARBARA K TRUST 01/10/2006

Private Provider ALL ASPECTS INSPECTION SERVICES

Contractor KEY WEST BOYZ CO INC

Inspection Date 3/17/21

Type of Inspection _____

FRAMING

Inspection Result:



Passed



Failed



Incomplete



Cancelled

I hereby certify that the above-referenced inspection has been completed in conformance with the approved plans and the applicable codes.

By: Sean McCoy
(Print Name)

SEAL

Certified 
(Signature)



City of Key West
Building Department
PRIVATE PROVIDER INSPECTION REPORT

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Permit # BLD2020-2688 **Date** 3/17/21

Site Address 819 GEORGIA ST

Site RE #: 00025350-000000

Owner Name SHEFFLER BARBARA K TRUST 01/10/2006

Private Provider ALL ASPECTS INSPECTION SERVICES

Contractor KEY WEST BOYZ CO INC

Inspection Date 3/17/21

Type of Inspection _____

COLUMN

Inspection Result:



Passed



Failed



Incomplete



Cancelled

I hereby certify that the above-referenced inspection has been completed in conformance with the approved plans and the applicable codes.

By: Sean McCoy
(Print Name)

SEAL

Certified 
(Signature)



City of Key West
Building Department
PRIVATE PROVIDER INSPECTION REPORT

Effective 10/1/2019

At the completion of each inspection the private provider shall:

- Post each completed inspection record on the Permit Card posted on site, indicating the result.
- The private provider shall also provide the record on this form to the local building official within two (2) business days. The original certified inspection reports must be hand delivered, mailed, or electronically delivered via email; faxes are not acceptable.

These inspection records shall reflect those inspections required by the applicable codes of each phase of construction for which permitting by the building department is required.

Permit # BLD2020-2688 **Date** 12/18/20

Site Address 819 GEORGIA ST

Site RE #: 00025350-000000

Owner Name SHEFFLER BARBARA K TRUST 01/10/2006

Private Provider ALL ASPECTS INSPECTION SERVICES

Contractor KEY WEST BOYZ CO INC

Inspection Date 12/18/20

Type of Inspection _____

AUGERS

Inspection Result:



Passed



Failed



Incomplete



Cancelled

I hereby certify that the above-referenced inspection has been completed in conformance with the approved plans and the applicable codes.

By: Luigi Vaccaro
(Print Name)

SEAL

Certified [Signature]
(Signature)

PHOTOGRAPHS TAKEN THE MARCH 25, 2021



810 GEORGIA

WARNING
DESIGNATED
CONSTRUCTION SITE
TRESPASSERS
WILL BE PROSECUTED
TO THE FULL
EXTENT OF THE LAW.

PLEASE
USE

Mar 25, 2021 12:28:06 PM



Mar 25, 2021 11:47:36 AM



Mar 25, 2021 12:20:51 PM

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # 2021-0029	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:

819 GEORGIA ST.	
BARBARA K. SHEFFLER	PHONE NUMBER (216) 212-6078
10 KEYBANK NATIONAL ASSOC.	EMAIL JAMIESHEFFLER@YAHOO.COM
100 PUBLIC SQ. SUITE 600 CLEVELAND OH 44113	
M. STRATTON ARCHITECTURE	PHONE NUMBER (305) 923-9670
3801 FLAGLER AVE	EMAIL MSTRATTONARCHITECT@GMAIL.COM
KEY WEST, FL 33040	
M. Stratton	DATE 5/20/21

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: **REMOVE 1,200 SF WOOD NOVELTY SIDING AND REPLACE W/NEW WOOD NOVELTY SIDING OVER PLYWOOD SHEATHING (TO MATCH GABLES). REPLACE 16 DETERIORATED LIMESTONE PIERS W/NEW CONCRETE PIERS. REPLACE 158 LF DETERIORATED WOOD SILL BEAMS W/NEW WOOD SILL BEAMS.**

MAIN BUILDING: **REMOVE AND REPLACE GALVALUME V-CRIMP ROOF AND LOW SLOPE MEMBRANE ROOFS. REPLACE (2) EXISTING SKYLIGHTS W/IMPACT RESISTANT SKYLIGHTS (RELOCATE 1 SKYLIGHT HIGHER). INSTALL (2) NEW IMPACT RESISTANT WOOD FRAME WINDOWS ON NORTH ELEVATION.**

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): **REMOVE AND REPLACE 16 DETERIORATED LIMESTONE PIERS. REMOVE AND REPLACE 158 LF DETERIORATED WOOD SILL BEAMS. REMOVE AND REPLACE 1,200 SF WOOD NOVELTY SIDING.**

AFTER THE FACT

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

ACCESSORY STRUCTURE(S): <i>N/A</i>	
PAVERS: <i>N/A</i>	FENCES: <i>N/A</i>
DECKS: <i>N/A</i>	PAINTING: <i>N/A</i>
SITE (INCLUDING GRADING, FILL, TREES, ETC): <i>N/A</i>	POOLS (INCLUDING EQUIPMENT): <i>N/A</i>
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:			
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:

819 GEORGIA ST

PROPERTY OWNER'S NAME:

BARBARA K. SHEFFLETZ TRUST

APPLICANT NAME:

M. STRATTON ARCHITECTURE

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.**

[Signature] POA
PROPERTY OWNER'S SIGNATURE

5/20/21 JAMES SHEFFLETZ POA
DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

20+ INTERIOR PIERS AND 100% FLOOR FRAMING WAS REPLACED IN 1990'S RENOVATION. THE ONLY REMAINING HISTORIC COMPONENTS WERE LOCATED AT PERIMETER AND WERE DETEIORATED AND UNSTABLE. THE SIDING WAS REMOVED TO ALLOW INSTALLATION OF PLYWOOD SHEATHING TO ADD STABILITY AND BRING LOWER WALLS FLUSH WITH GABLE WALLS (EXISTING PLYWOOD SHEATHING AND SIDING FROM 1990'S RENOVATION)

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.

THE HISTORIC COMPONENTS REMOVED WERE EXTREMELY DETEIORATED

(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.

N/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.

N/A

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

N/A

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

N/A

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

N/A

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

N/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.

N/A

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

N/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.

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

N/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 structure 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 façade; 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

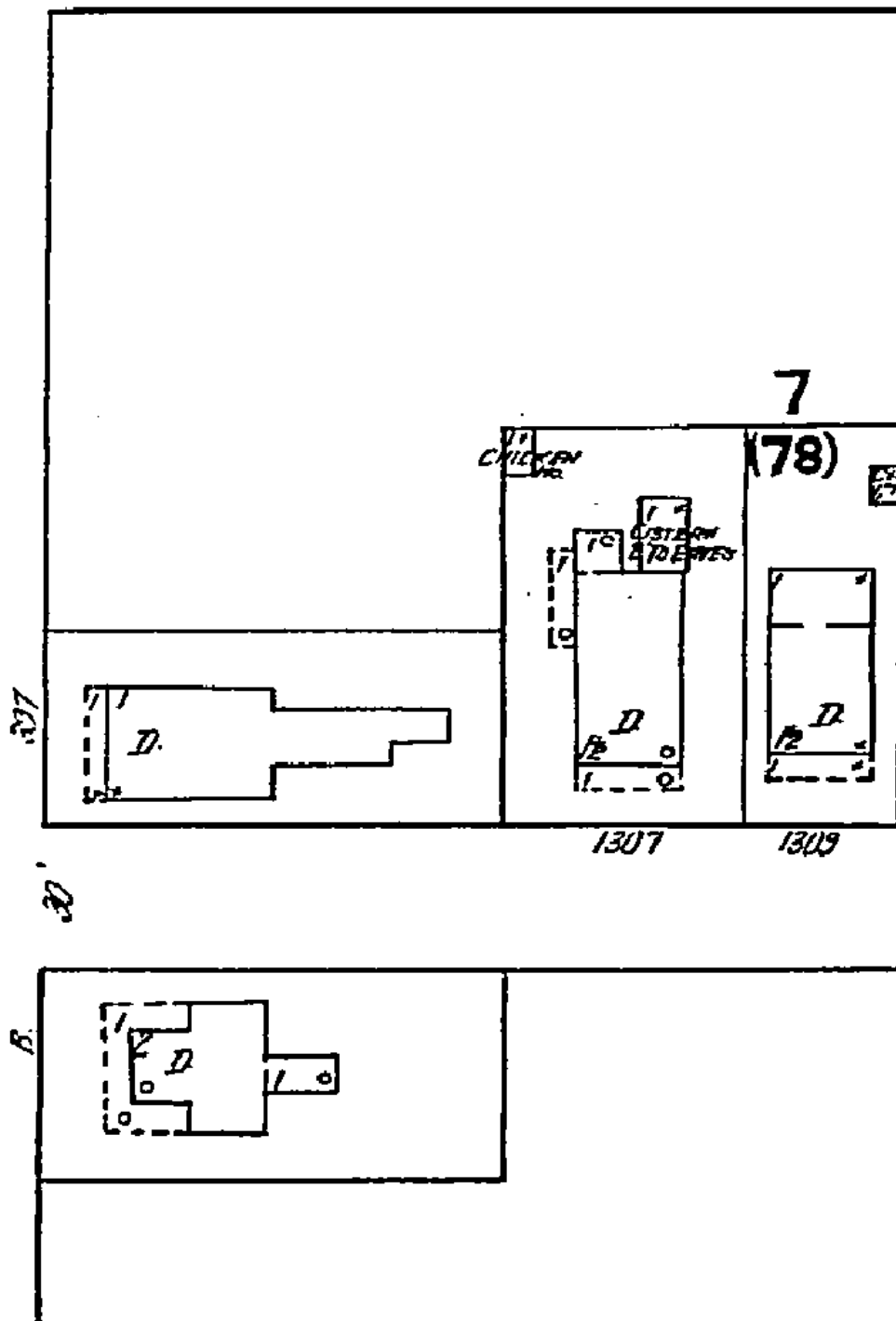
SANBORN MAPS

50

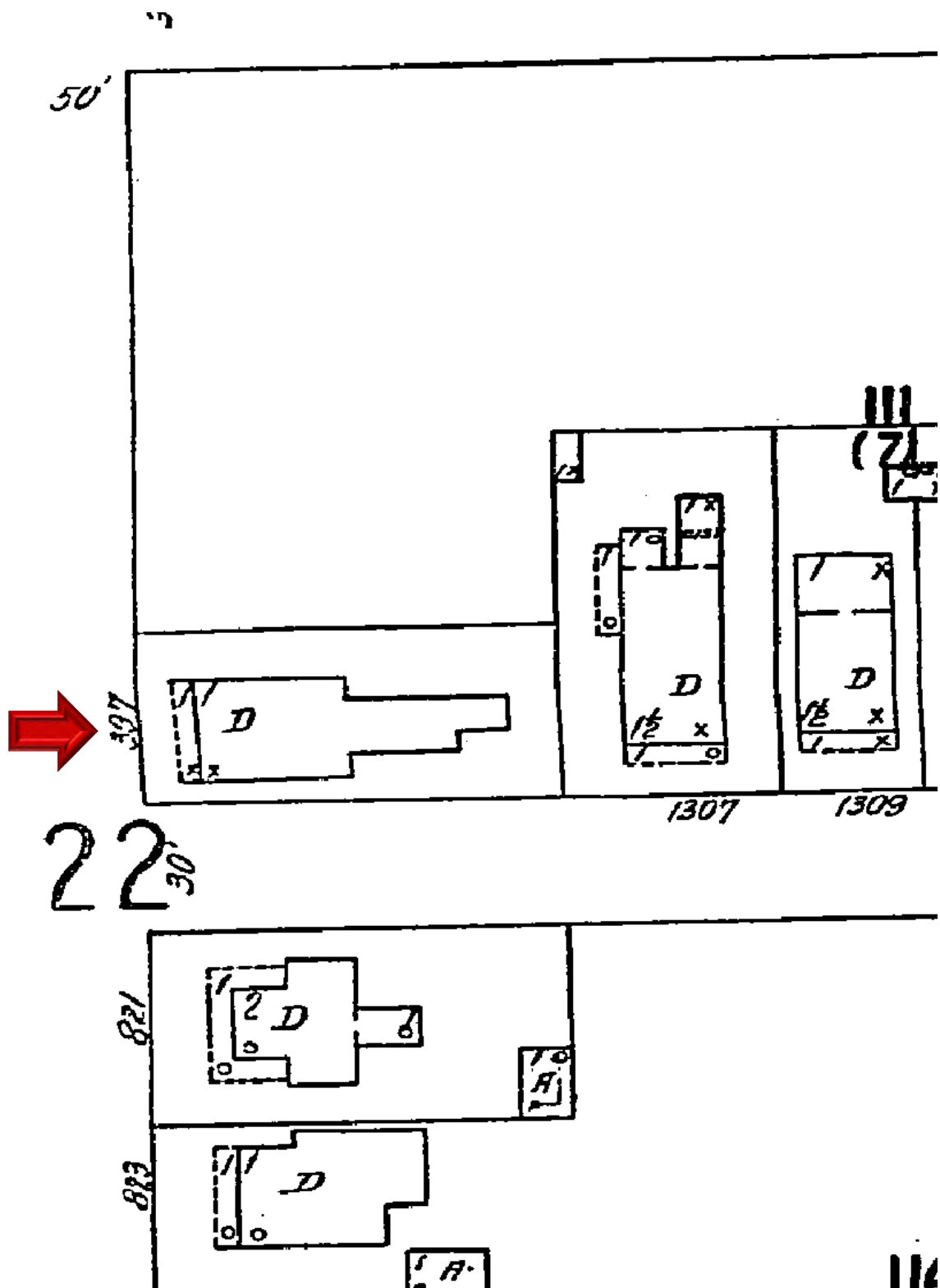


23

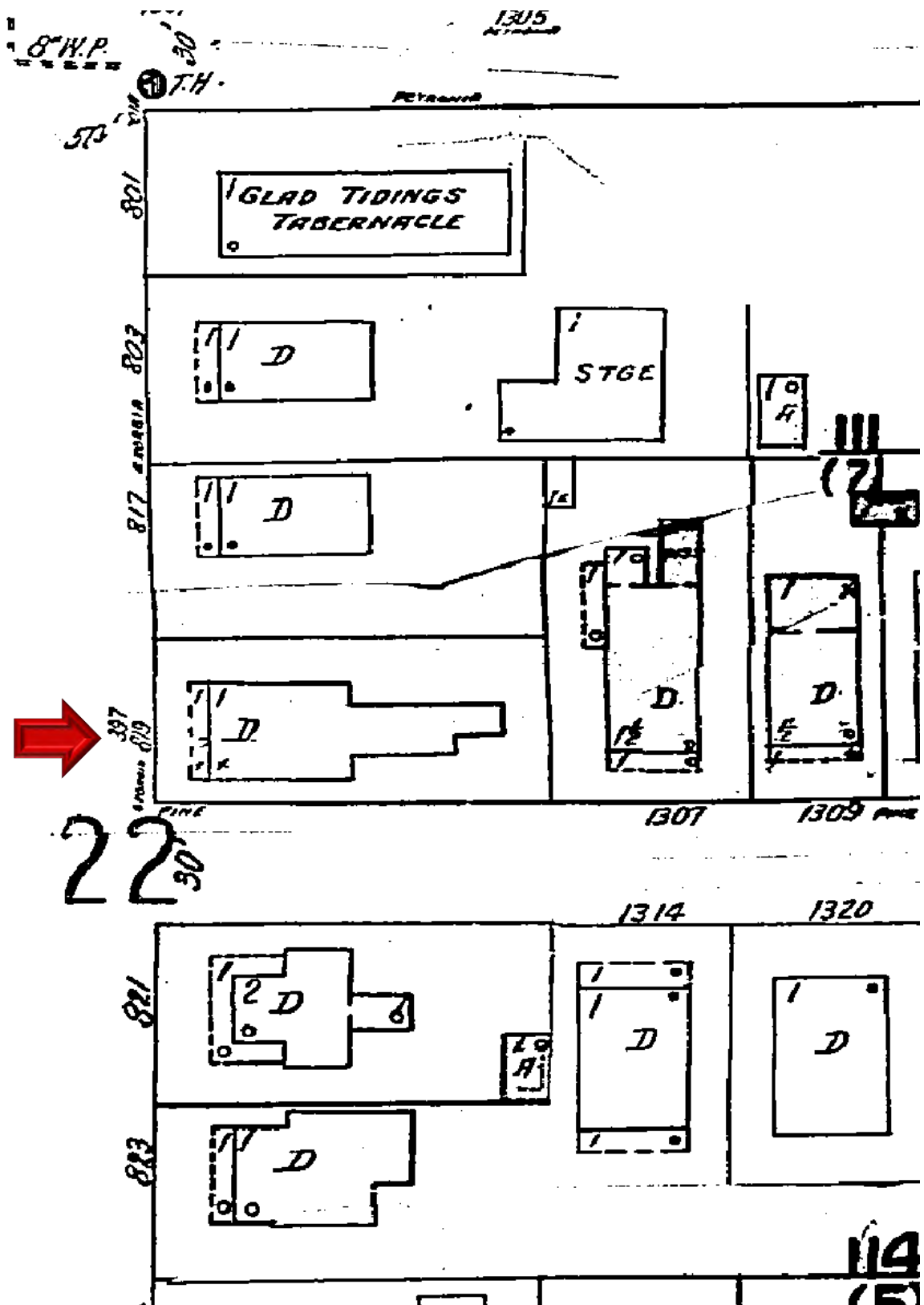
GEORGIA



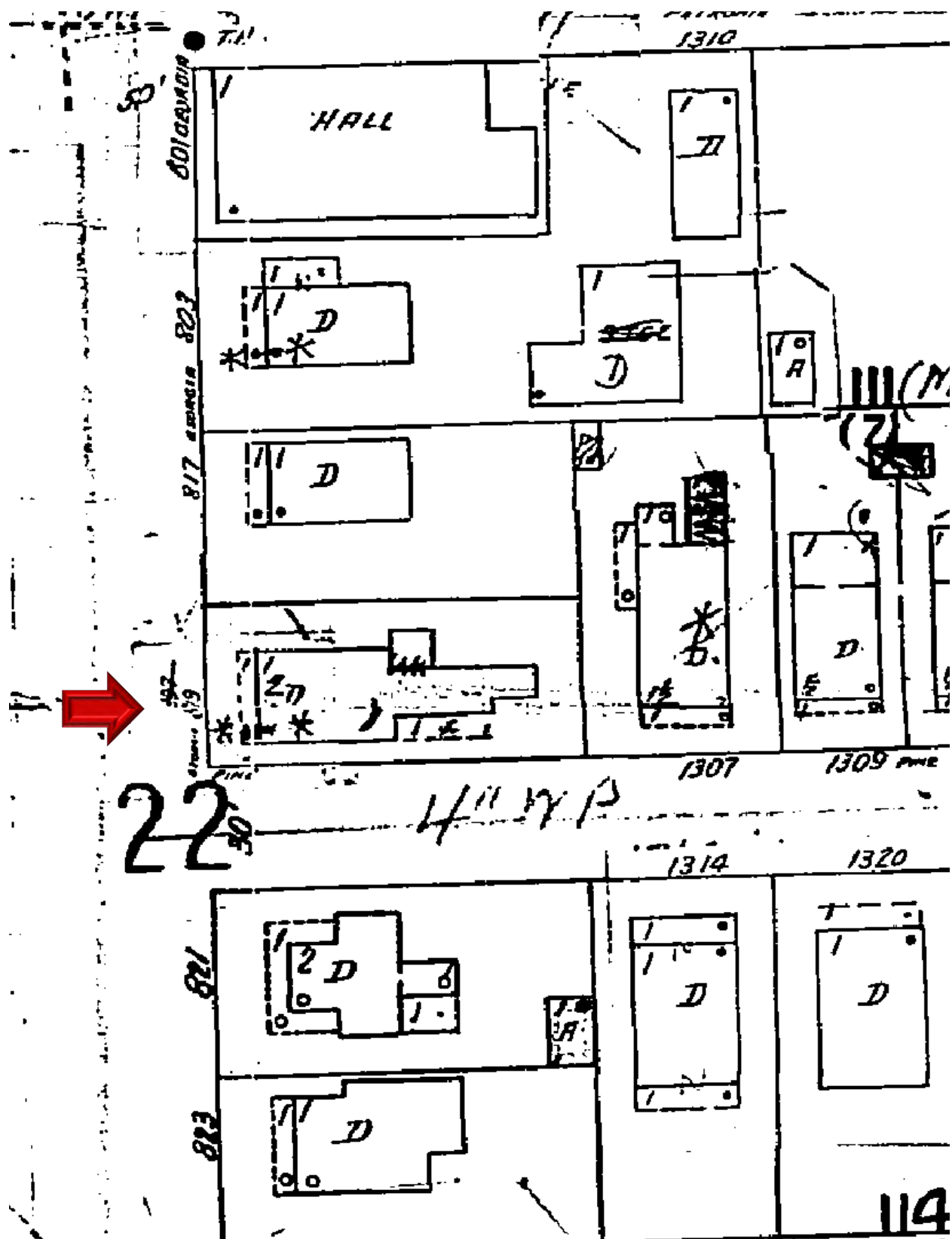
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



819 Georgia Street circa 1965. Monroe County Library.



819 Georgia Street – photo from 1965

Items completed without proper permits:

Removed 1,200 SF of wood novelty siding and installed plywood sheathing with Tyvek house wrap

Removed 16 limestone piers and replaced with new concrete piers

Removed 158 LF wood sill beams and replaced with new wood sill beams

Interior framing



819 Georgia – Front (West) BEFORE



819 Georgia – Side (Pine Street) BEFORE



819 Georgia – Rear (East) BEFORE



819 Georgia – Side (North) BEFORE



819 Georgia – Side (North) BEFORE



819 Georgia – Rear and South Side BEFORE



Historic Front wall – Novelty siding was removed
Plywood sheathing was installed at first floor wall to bring wall flush with gable wall above
Plywood sheathing existed at Second Floor gable wall – sheathing and siding from 1990's renovation
New Wood Replacement Windows were properly permitted



Inside of Historic Front Wall facing Georgia Street
New exterior plywood sheathing
Sistered wall studs and 2nd Floor Framing (ceiling) from 1990's renovation



Inside of Historic Front Wall facing Georgia Street
New exterior plywood sheathing
Sistered wall studs and 2nd Floor Framing (ceiling) from 1990's renovation



Inside of original historic structure front wall at 2nd Floor
Framing and exterior plywood sheathing from 1990's renovation
Sistered rafters from 1990's renovation
New larger window (for emergency egress) was properly permitted



Example of damaged historic wall stud at South Wall facing Pine Street



**Example of damaged ceiling joist at rear addition
Plywood is attic floor above from 1990's renovation**



Rear wall of original historic structure – current front door location
Plywood and siding at gable from 1990's renovation
New exterior plywood added below gable to make lower wall flush with gable wall above



Side wall (North)

Plywood and siding at gable from 1990's renovation

New exterior plywood added below gable to make lower wall flush with gable wall above

New Wood Replacement Windows were properly permitted



Rear wall

New openings and doors/windows properly permitted



Existing floor framing under original historic house – 100% replaced in 1990's renovation with exception of perimeter sill beam



**New concrete pier and sill beam at north wall of historic house
Floor framing from 1990's renovation**



Rear wall of original historic structure

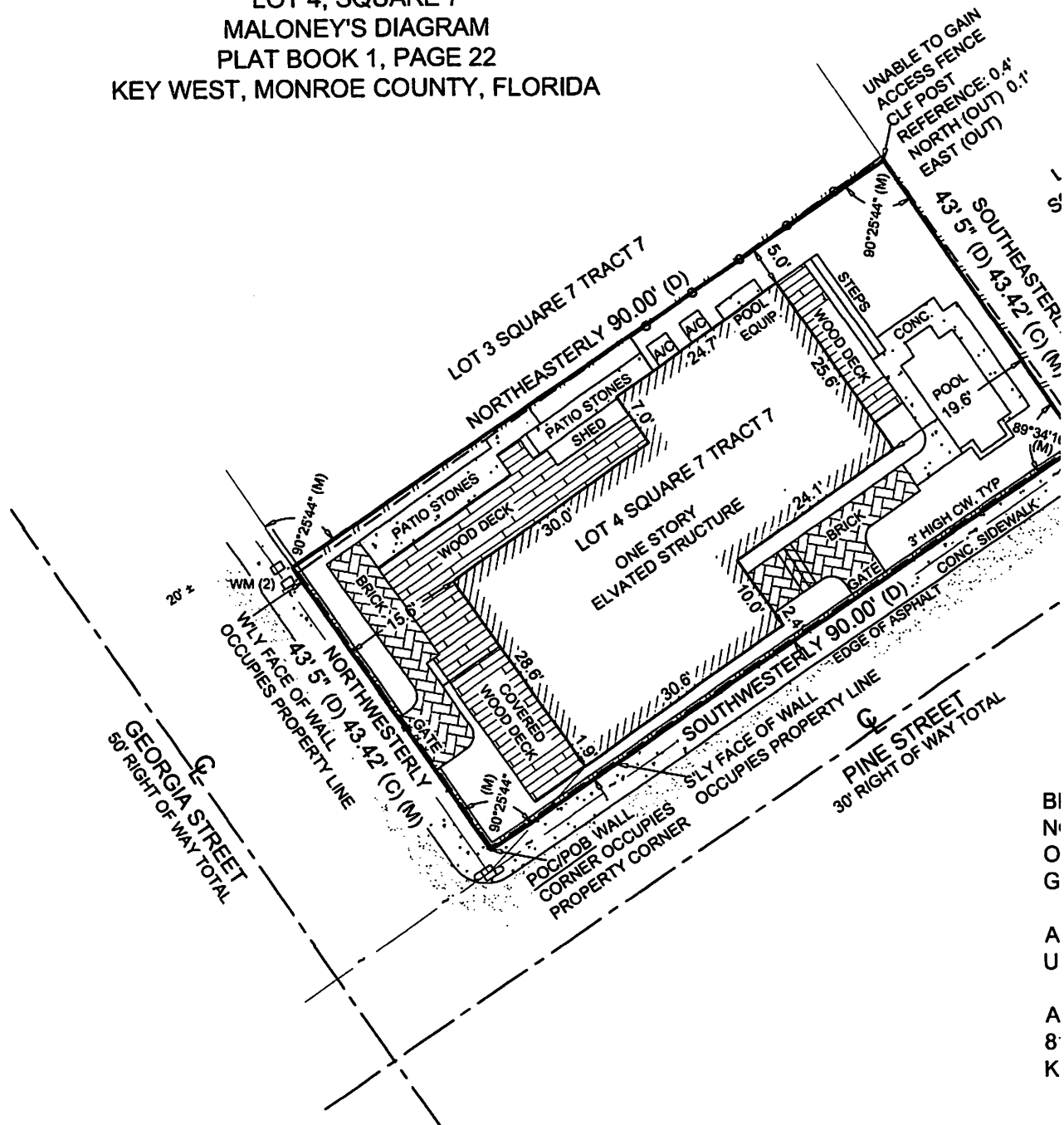
Historic rafters and wall studs sistered from 1990's renovation

Gable wall framing with plywood sheathing from 1990's renovation

SURVEY

MAP OF BOUNDARY SURVEY

LOT 4, SQUARE 7
MALONEY'S DIAGRAM
PLAT BOOK 1, PAGE 22
KEY WEST, MONROE COUNTY, FLORIDA



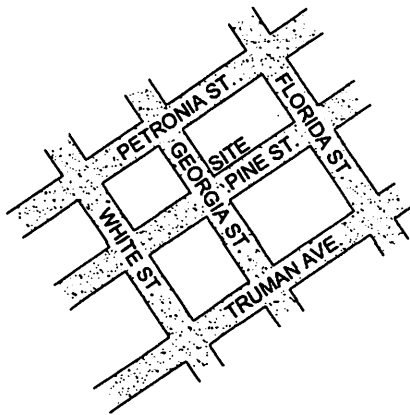
B
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K

SCALE:	1"=20'
FIELD WORK DATE:	12/04/19
REVISION DATE:	-/-
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	19111808

LEGAL DESCRIPTION:

On the Island of Key West and known as Lot 4, Square 7, Tract 7, MALONEY'S DIAGRAM according to the Plat thereof recorded in Plat Book 1, Page 22, of the Public Records of Monroe County, Florida; COMMENCING at the corner of Pine and Georgia Streets and running thence along Georgia Street in a Northwestern direction 43 feet and 5 inches; thence at right angles in a Northeasterly direction 90 feet; thence at right angles in a Southeasterly direction 43 feet and 5 inches; thence at right angles in a Southwesterly direction along Pine Street 90 feet to the Place of Beginning.

CERTIFIED TO:
BARBARA K. SHEFFLE



LOCATION MAP NOT TO SCALE

FOUND NAIL AND
DISC ID FKLS
OFFSET 0.4' SOUTH
0.5' EAST



NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION
SCALE: 1" = 20'

ABBREVIATIONS:

BFP = BACK-FLOW PREVENTER	LP = LIGHT POLE
BO = BLOW OUT	LS = LANDSCAPE
C = CALCULATED	M = MEASURED
CA = CENTRAL ANGLE	MHWL = MEAN HIGH WATER LINE
CL = CENTERLINE	NAVD = NORTH AMERICAN VERTICAL DATUM 1988
CLF = CHAINLINK FENCE	NGS = NATIONAL GEODETIC SURVEY
CW = CONCRETE WALL	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
D = DEED	P = PLAT
EB = ELECTRIC BOX	PID = PERMANENT IDENTIFIER
EM = ELECTRIC METER	POB = POINT OF BEGINNING
(F) = FIELD	POC = POINT OF COMMENCEMENT
FFE = FINISHED FLOOR ELEVATION	R = RADIUS
FH = FIRE HYDRANT	ROL = ROOF OVERHANG LINE
FI = FENCE INSIDE	SCO = SANITARY CLEAN-OUT
FO = FENCE OUTSIDE	SMH = SANITARY MANHOLE
FOL = FENCE ON LINE	SV = SEWER VALVE
GI = GRATE INLET	UPM = UTILITY POLE METAL
GL = GROUND LEVEL	WDF = WOOD FENCE
GW = GUY WIRE	WM = WATER METER
L = ARC LENGTH	WV = WATER VALVE
LE = LOWER ENCLOSURE	
LP = LIGHT POLE	

LINES NOT TO SCALE

PLATTED LOT LINES

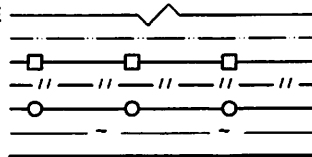
PLASTIC FENCE

WOOD FENCE

CHAIN LINK FENCE

OVERHEAD WIRES

PROPERTY LINE



CENTERLINE

FIRE HYDRANT

UTILITY POLE WOOD

UTILITY POLE CONC.

GENERAL NOTES

- 1.) THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- 2.) LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- 3.) THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- 4.) ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5.) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
- 6.) MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

REECE & ASSOCIATES
 PROFESSIONAL SURVEYORS AND MAPPERS
 LICENSED BUSINESS (LB) NO. 7846
 127 INDUSTRIAL ROAD, BIG PINE KEY, FL. 33043
 OFFICE (305) 872 - 1348
 EMAIL: info@reecesurveying.com

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B)3 (ENCROACHMENTS), & 1(B)4 (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED

ROBERT E. REECE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS 5632

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER

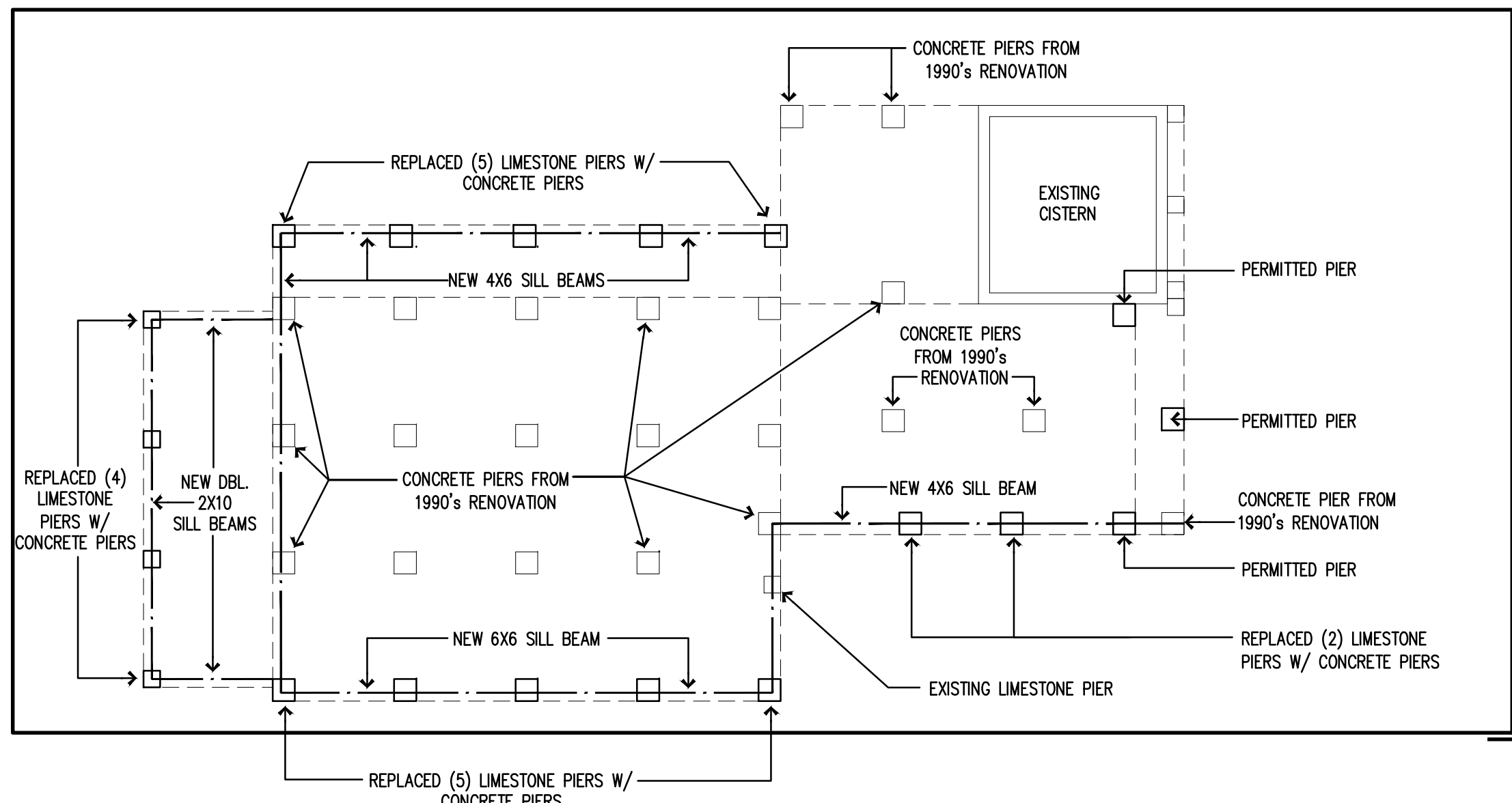
ING BASE:
THWESTERLY ALONG THE WESTERLY LINE
LOCK 7 (EASTERLY RIGHT OF WAY LINE
RGIA STREET) (D)

ANGLES DEPICTED ARE 90 DEGREES
LESS OTHERWISE INDICATED

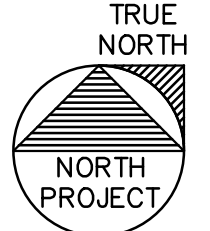
RESS:
GEORGIA STREET
WEST, FLORIDA 33040

RUST 01/10/2006

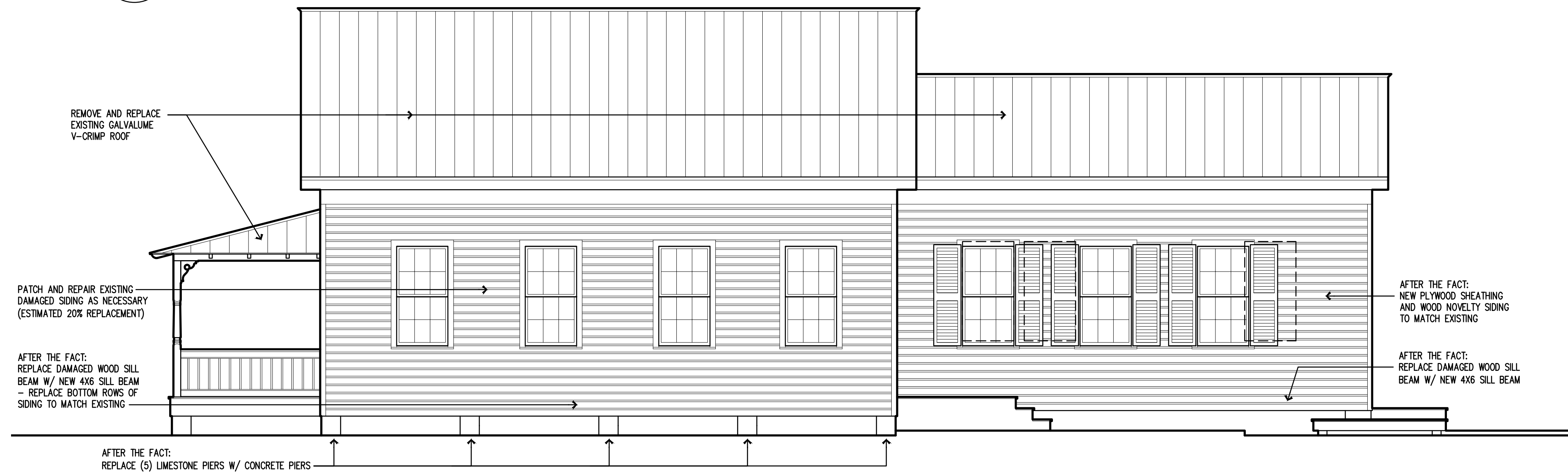
PROPOSED DESIGN



FLOOR PLAN
1/8"=1'-0"



FRONT ELEVATION FACING GEORGIA STREET (WEST)
1/4"=1'-0"



SIDE ELEVATION FACING PINE STREET (SOUTH)
1/4"=1'-0"



REAR ELEVATION (EAST)
1/4"=1'-0"



SIDE ELEVATION (NORTH)
1/4"=1'-0"

HARC

Improvements to
819 Georgia Street
Key West, Florida 33040

M. Stratton Architecture
3801 Flagler Ave.
Key West, Florida 33040
305.923.9670
Matthew@MStrattonArchitecture.com



Date 5.23.21

Project #

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., June 29, 2021 at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1. If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

REMOVE AND REPLACE ROOFING. REPLACE TWO EXISTING SKYLIGHTS AND RELOCATE ONE. INSTALL TWO NEW WINDOWS ON NORTH ELEVATION. ATF REPLACEMENT OF SIDING, PIER FOUNDATION, AND WOOD SILL BEAMS. ATF DEMOLITION OF HISTORIC LIMESTONE PIERS AND WOOD SILL BEAMS. ATF REMOVAL OF 1,200SF OF WOOD NOVELTY SIDING.
#819 GEORGIA STREET

Applicant – Matthew Stratton, Architect

Application #H2021-0029

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared MATTHEW STRATTON, 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:

819 GEORGIA ST on the 22nd day of JUNE, 2021.

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 JUNE 29, 2021.

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 H2021-0029

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

Signed Name of Affiant:

Date:

6/23/21

Address:

3801 FLAGLER AVE

City:

KEY WEST

State, Zip:

FL 33040

The forgoing instrument was acknowledged before me on this 23rd day of June, 2021.

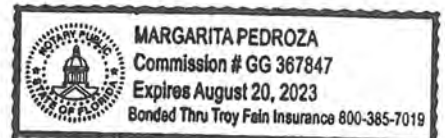
By (Print name of Affiant) Matthew Stratton who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name:

Print Name:

Margarita Pedroza
Margarita Pedroza
Notary Public - State of Florida (seal)
My Commission Expires: _____





PROPERTY APPRAISER INFORMATION



Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00025350-000000
Account# 1026131
Property ID 1026131
Millage Group 10KW
Location 819 GEORGIA St, KEY WEST
Address
Legal KW W C MALONEY DIAGRAM PB1-22 LOT 4 SQR 7 TR 7 E2-221 OR519-1078 OR645-319 OR682-679 OR1093-2030 OR1093-203 OR1522-2434/36 OR2549-1044 OR2951-0999
Description
 (Note: Not to be used on legal documents.)
Neighborhood 6284
Property SINGLE FAMILY RESID (0100)
Class
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

SHEFFLER BARBARA K TRUST 01/10/2006
 C/O KEYBANK NATIONAL ASSOCIATION, TRUSTEE
 100 Public SQUARE STE 600
 Cleveland OH 44113

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$240,783	\$246,134	\$203,328	\$208,679
+ Market Misc Value	\$13,469	\$13,795	\$14,165	\$14,570
+ Market Land Value	\$542,040	\$655,274	\$631,142	\$530,902
= Just Market Value	\$796,292	\$915,203	\$848,635	\$754,151
= Total Assessed Value	\$796,292	\$827,950	\$752,682	\$684,257
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$796,292	\$915,203	\$848,635	\$754,151

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,908.00	Square Foot	43	90

Buildings

Building ID	1972	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2009
Gross Sq Ft	3164	Foundation	WD CONC PADS
Finished Sq Ft	1530	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	SFT/HD WD
Perimeter	182	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	3
Depreciation %	12	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	192	0	64
FAT	FINISHED ATTIC	868	0	118
FLA	FLOOR LIV AREA	1,530	1,530	182
OPU	OP PR UNFIN LL	160	0	56
PTO	PATIO	414	0	140

TOTAL	3,164	1,530	560
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Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	200 SF	1
FENCES	1979	1980	1	306 SF	5
BRICK PATIO	1979	1980	1	75 SF	2
LC UTIL BLDG	1981	1982	1	90 SF	1
FENCES	1992	1993	1	258 SF	2
WROUGHT IRON	1992	1993	1	48 SF	3
RES POOL	2000	2001	1	112 SF	5
BRICK PATIO	2000	2001	1	78 SF	2
FENCES	2001	2002	1	540 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/12/2019	\$100	Quit Claim Deed	2208971	2951	0999	30 - Unqualified	Improved
5/1/1998	\$425,000	Warranty Deed		1522	2434	Q - Qualified	Improved
5/1/1989	\$165,000	Warranty Deed		1093	2031	Q - Qualified	Improved
2/1/1976	\$35,000	Conversion Code		682	679	Q - Qualified	Improved

Permits

Number ⬇	Date Issued ⬇	Date Completed ⬇	Amount ⬇	Permit Type ⬇	Notes ⬇
21-0850	5/10/2021		\$0	Residential	THE ROUGH AND SET OF 3 TOILETS 3 SHOWERS 6 LAVATORIES 1-CLOTHES WASHER, 1 KITCHEN, 1 WATER HEATER 4 HOSE BIBBS. TIE INTO EXISTING PLUMBING. N.O.C. REQUIRED. GH
21-0852	5/10/2021		\$34,000	Residential	ATF reframe interior wall layout and stairs to second floor
21-0912	5/10/2021		\$0	Residential	Install lights outlets and switches per plans. Service to remain in same location. N.O.C. REQUIRED. GH Rework electric for complete remodel. Meter and riser to remain in current location.
20-2688	11/18/2020		\$110,000	Residential	Replace (11) windows, (4) doors, and (600lf) matching siding. ****Paint siding to match. ET****
20-0775	5/7/2020		\$43,500	Residential	Interior only. Replace kitchen cabinets, new counter tops, re-tile 3 bathrooms, 450 sqft wall tile, refinish floors, and paint throughout
14-5739	12/29/2014	2/9/2016	\$6,500		R & R 250 SF SIDING TO MATCH EXSISTING, 300 SF TRIM AND SOFFIT AS NEEDED REPAIR TRELLIS INSTALL 4 BAHAMA SHUTTERS ON PINE STREET
05-1458	5/25/2005	11/2/2005	\$2,350		INSTALL REMOVABLE STORM SHUTTERS (21)
05-3849	12/27/2004	12/31/2005	\$2,100		REPAIR REPLACE SIDING/TRIM BOARDS
01-3791	11/28/2001	8/30/2002	\$1,200		UPGRADE ELECTRICAL
00-4307	12/15/2000	10/18/2001	\$4,000		FENCE
0001488	6/1/2000	7/20/2000	\$1,200		ELECTRICAL
9903773	11/12/1999	7/20/2000	\$1		NEW A/C
9901777	8/6/1999	7/20/2000	\$15,000		POOL
9901717	5/19/1999	7/20/2000	\$10,280		ROOF
9803234	2/3/1999	7/20/2000	\$65,000		ADD A FAT & BATH

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



2020 TRIM Notice (PDF)

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 6/24/2021, 2:33:13 AM

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