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**Historic Architectural Review Commission  
Staff Report for Item 8**

**To:** Chairman Bryan Green and Historic Architectural Review  
Commission Members

**From:** Enid Torregrosa, MSHP  
Historic Preservation Planner

**Meeting Date:** December 19, 2018

**Applicant:** Haven Burkee, Bender & Associates

**Application Number:** H2018-0021

**Address:** #1207 Georgia Street

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**Description of Work:**

New one-story accessory structure with covered porch. New wood picket fence.

**Site Facts:**

The main house located in the lot is a non-contributing resource. The double site is located on the southwest corner of Georgia and Catherine streets. The one-story frame vernacular structure located on the site is first depicted in the 1926 Sanborn map. By comparing the 1962 Sanborn map and the circa 1965 photograph it is evident that a portion of the original "L" shape front porch was enclosed, and by the 1970's the front porch was completely enclosed.

The corner portion of the lot has been undeveloped for decades, only an accessory structure shows in the parcel; the 1926 and 1948 Sanborn maps depict an accessory structure dedicated for a car. The current bamboo fence has never received approvals.

**Guidelines Cited on Review:**

- Guidelines for new construction (pages 38a-38q), specifically guidelines 1, 11, and 13.
- Guidelines for outbuildings (pages 40-41), specifically guidelines 1, 3, 4, and 9.

- Guidelines for fences (pages 41-42), specifically first paragraph, and guidelines 1, 2, and 3.

### **Staff Analysis**

The Certificate of Appropriateness in review is for a new one-story detached accessory structure. The accessory structure will be located on the northwest side of the lot, will be visible from both streets, and will have a three bay front porch. The footprint will be rectangular in form and the roof will be a gable one. The new structure will have concrete piers; will have wood lap siding painted white, wood single glassed doors at the front doors, solid wood doors at the side, and metal shingle roofing system. Overall, the proposed structure will be 17'-0" height.

The plan also includes the removal of the unpermitted fence and entry gate and the installation of a 4' tall perimeter picket fence that will raise up to six feet at the rear side. The new fence will be white in color.

### **Consistency with Guidelines**

It is staff's opinion that the proposed design has an appropriate scale and mass which is similar and compatible to surrounding accessory structures. The one-story design will not overshadow its future urban context and will be harmonious in design, textures, and proportions to the main historic house and surroundings. The structure will be almost in the same location the historic garage/ carport used to be. The new structure will add to the urban façade of the block, which is consistent with the historic surrounding context.

The proposed new fence is in keeping with the context. As the new proposed fence is on the corner it will need to comply with required triangle sight.

# 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 # 2018-0021	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:	1207 Georgia Street	
NAME ON DEED:	Michel J. Gehin	PHONE NUMBER 305-304-5891
OWNER'S MAILING ADDRESS:	1207 Georgia Street, Key West, FL 33040	
APPLICANT NAME:	Bender & Associates	PHONE NUMBER 305-296-1347
APPLICANT'S ADDRESS:	410 Angela Street	EMAIL hburkee@benderarchitects.com
APPLICANT'S SIGNATURE:		DATE 11.26.18

**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

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b> Construction of a new 475 SF accessory structure with covered porch (detached from principle structure).
<b>MAIN BUILDING:</b> No work at principle structure.
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b> No demolition required.

**RECEIVED**  
NOV 26 2018  
BY: mcw

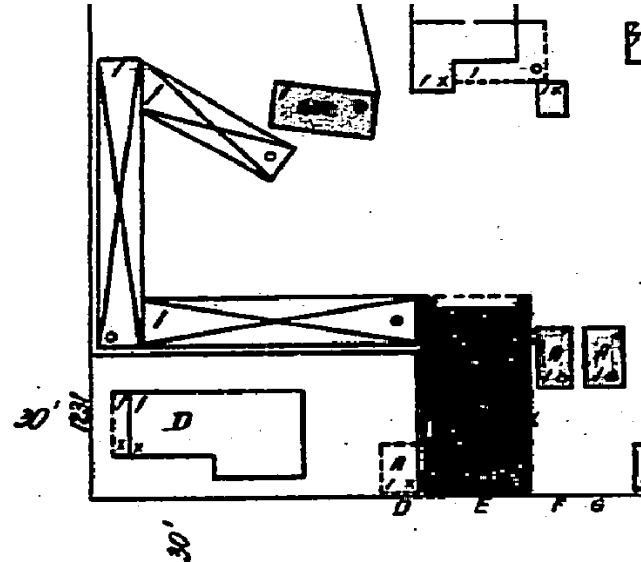
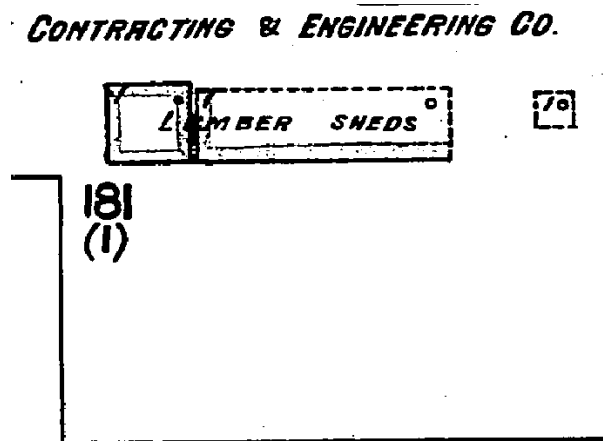
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

<b>ACCESSORY STRUCTURE(S):</b>	
Construction of a new 475 SF accessory structure with covered porch (detached from principle structure).	
<b>PAVERS:</b> None Proposed	<b>FENCES:</b> New wood picket fences proposed at the North and East property lines.
<b>DECKS:</b> None Proposed	<b>PAINTING:</b> New accessory structure will be painted.
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC.):</b> No changes proposed.	<b>POOLS (INCLUDING EQUIPMENT):</b> None Proposed
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):</b> (1) New air conditioning unit is proposed.	<b>OTHER:</b>

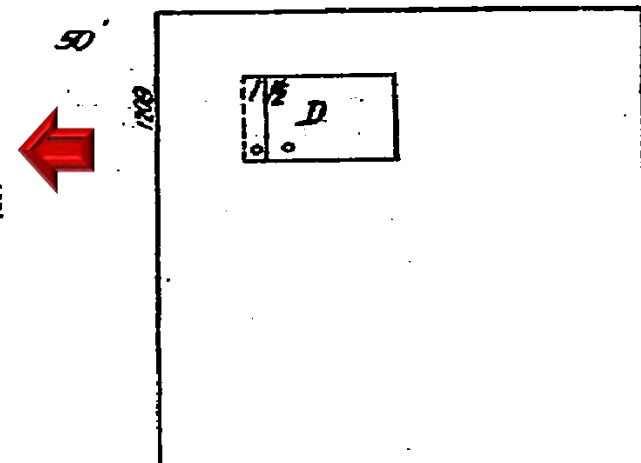
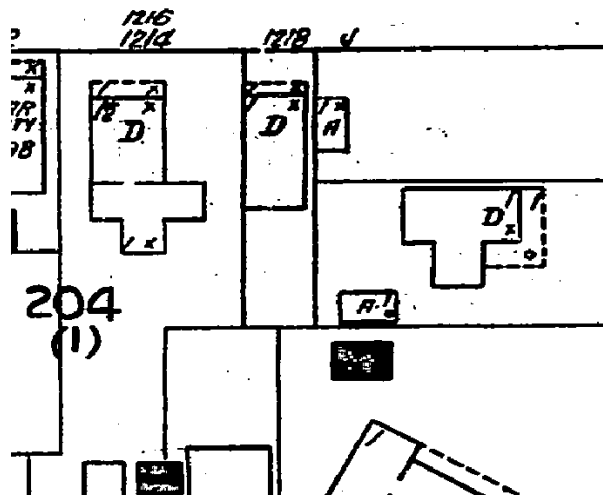
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW		EXPIRES ON:	
MEETING DATE:	<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:				
STAFF REVIEW COMMENTS: <i>Principal house is not contributing. Guidelines for outbuildings. new construction &amp; fences.</i>				
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.

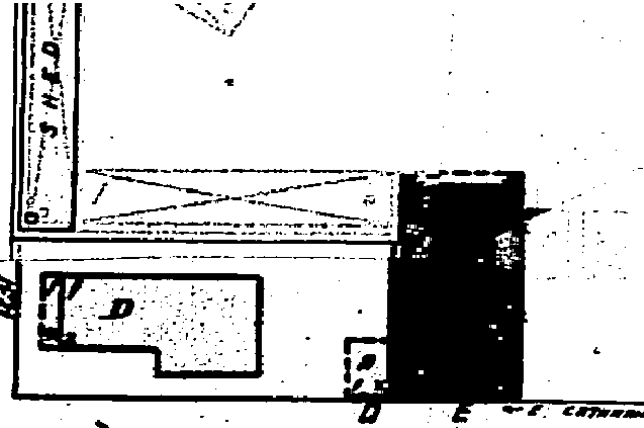
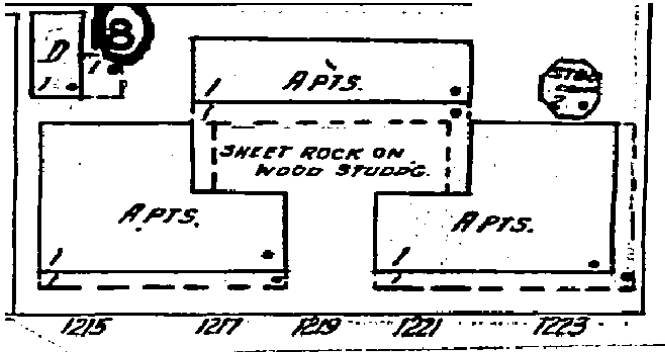
# SANBORN MAPS



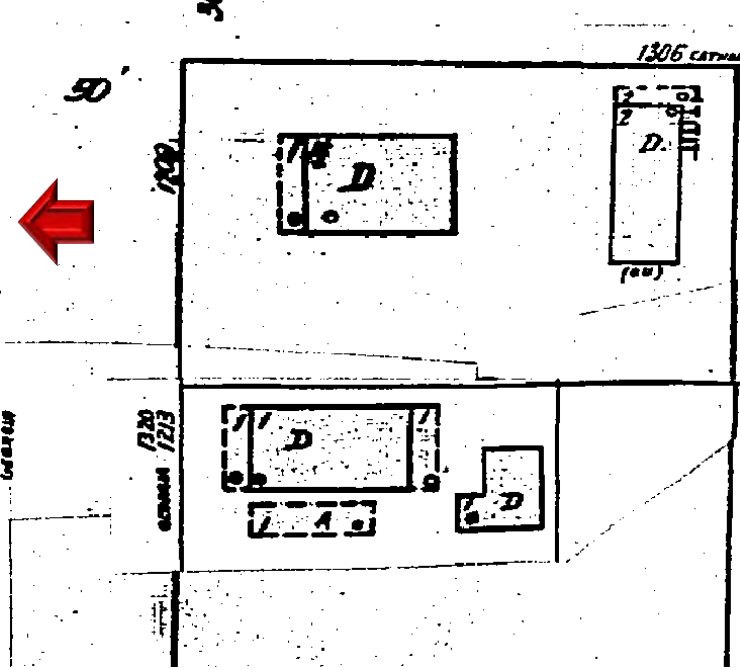
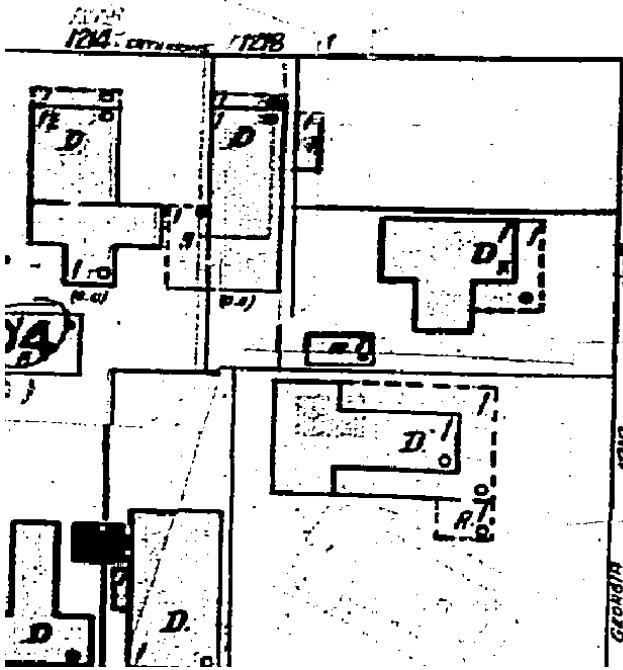
**CATHARINE** 30'



1926 Sanborn Map

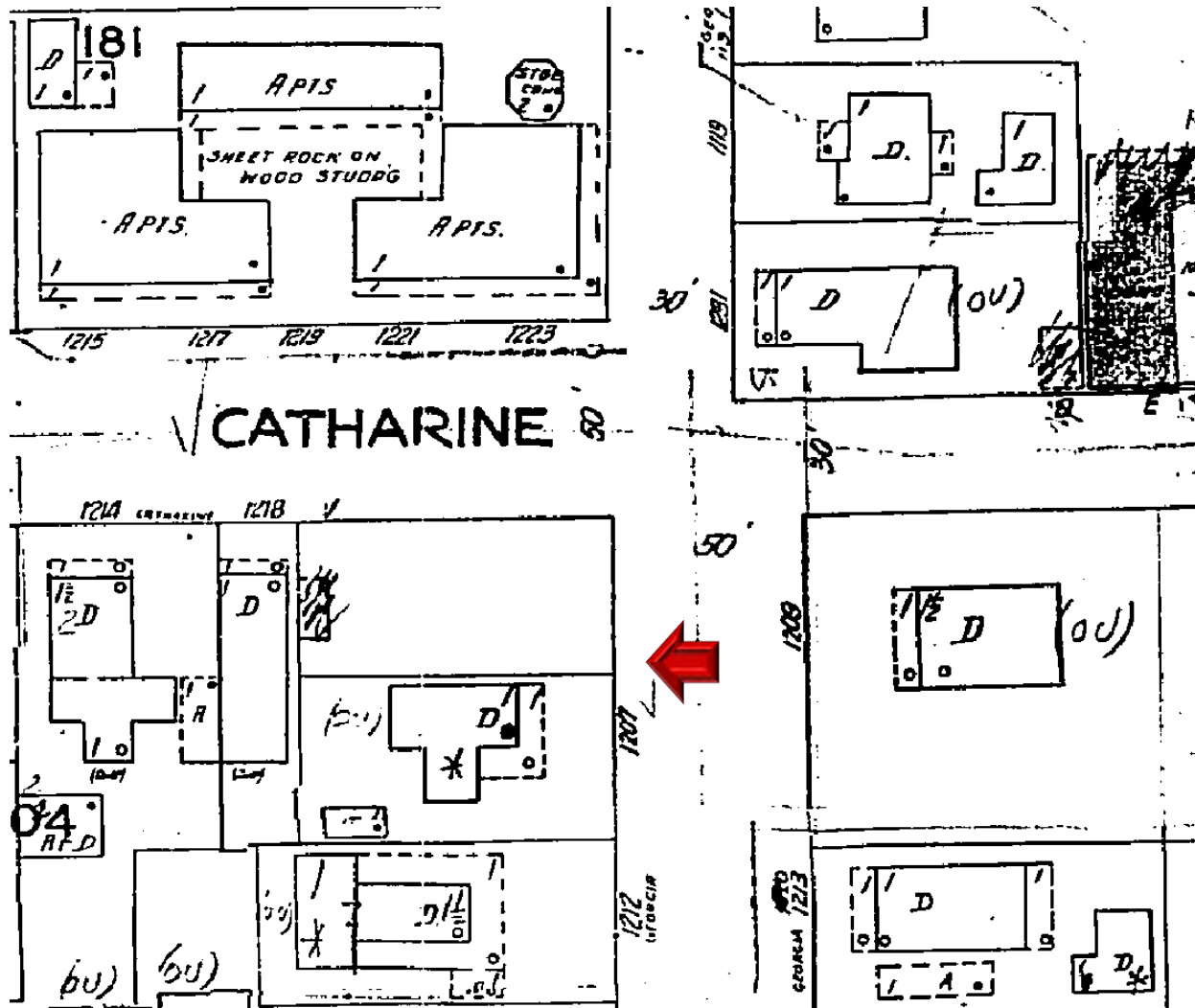


CATHARINE ST



1949 Sanborn Map





1962 Sanborn Map

# PROJECT PHOTOS



**Aerial photograph circa 1930. Monroe County Library.**



**1207 Georgia Street circa 1965. Monroe County Library.**



**1207 Georgia Street circa 1980. Monroe County Library.**

# PROPOSED DESIGN

# 1207 GEORGIA STREET

Key West Florida 33040

## HARC APPLICATION

<p><b>SITE MAP - KEY WEST</b></p> <p style="text-align: center;">Not to Scale</p>	<p><b>PROJECT DIRECTORY</b></p> <p>PROJECT: 1207 GEORGIA STREET          ARCHITECT'S PROJECT No.: 1899</p> <p>CONTACT: Michel Gehin          Address: 522 Grinnell Street          Key West Florida, 33040</p> <p>Tel:          ARCHITECT: BENDER &amp; ASSOCIATES ARCHITECTS, P.A.          Address: 410 Angela Street, Key West, FL 33040          Tel: (305) 296-1347 Fax: (305) 296-2727          E-mail: bilbender@bellsouth.net          Principi: Bert L. Bender (Principal-in-Charge)          Architect: Haven Burkee</p>	<p><b>GENERAL NOTES</b></p> <ol style="list-style-type: none"> <li>All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:              FLORIDA BUILDING CODE - Building 2017 EDITION              FLORIDA BUILDING CODE - Existing 2017 EDITION              FLORIDA BUILDING CODE - Residential 2017 EDITION              FLORIDA BUILDING CODE - Plumbing 2017 EDITION              FLORIDA BUILDING CODE - Fuel Gas 2017 EDITION              FLORIDA BUILDING CODE - Mechanical 2017 EDITION              FLORIDA BUILDING CODE - Energy Conservation 2017 EDITION              NATIONAL ELECTRICAL CODE 2008 EDITION              NFPA 70 LIFE SAFETY CODE w/ Florida Modifications              2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION              NFPA 1 2006 EDITION</li> <li>This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction.</li> <li>Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.</li> <li>Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.</li> <li>Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.</li> <li>Dimensions shall take precedence over scale.</li> <li>All new utilities shall be underground.</li> <li>Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades. Not to Scale.</li> <li>After completion of construction remove all debris and construction equipment. Restore site to original condition.</li> <li>Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.</li> <li>Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.</li> <li>Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.</li> </ol>
<p><b>FLORIDA ADMINISTRATIVE CODE</b></p> <p>61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof. Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.225(1)(q), (h), (i) FS. History- New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.</p>		

SITE LOCATION:  
 1207 GEORGIA STREET  
 KEY WEST, FL 33040

<p><b>ABBREVIATIONS</b></p> <table style="width:100%; font-size: small;"> <tr><td>AB</td><td>ANCHOR BOLT</td><td>MIN</td><td>MINIMUM</td></tr> <tr><td>ABC</td><td>AGGREGATE BASE COURSE</td><td>NTS</td><td>NOT TO SCALE</td></tr> <tr><td>A/C</td><td>AIR CONDITIONING</td><td>OA</td><td>OVERALL</td></tr> <tr><td>BLKG</td><td>BLOCKING</td><td>OC</td><td>ON CENTER</td></tr> <tr><td>BUR</td><td>BUILT UP ROOF</td><td>OD</td><td>OUTSIDE DIAMETER</td></tr> <tr><td>CAB</td><td>CABINET</td><td>PF</td><td>POUNDS PER CUBIC FOOT</td></tr> <tr><td>CER</td><td>CERAMIC</td><td>PL</td><td>PROPERTY LINE</td></tr> <tr><td>CL</td><td>CENTER LINE</td><td>PLAM</td><td>PLASTIC LAMINATE</td></tr> <tr><td>CLG</td><td>CEILING</td><td>PLF</td><td>POUNDS PER LINEAL FOOT</td></tr> <tr><td>CMU</td><td>CONCRETE MASONRY UNIT</td><td>PNL</td><td>PANEL</td></tr> <tr><td>COL</td><td>COLUMN</td><td>PT</td><td>CCA PRESSURE TREATED POINT</td></tr> <tr><td>CONC</td><td>CONCRETE</td><td>PT</td><td>POLYVINYLCHLORIDE</td></tr> <tr><td>DBL</td><td>DOUBLE</td><td>R</td><td>RADIUS (OR) RISER</td></tr> <tr><td>DIAG</td><td>DIAGONAL</td><td>R/A</td><td>RETURN AIR</td></tr> <tr><td>DS</td><td>DOWNSPOUT</td><td>REBAR</td><td>STEEL REINF. BAR</td></tr> <tr><td>DTL</td><td>DETAIL</td><td>REFR.</td><td>REFRIGERATOR</td></tr> <tr><td>DWR</td><td>DRAWER</td><td>SF</td><td>SQUARE FOOT (FEET)</td></tr> <tr><td>EJ</td><td>EXPANSION JOINT</td><td>SS</td><td>STAINLESS STEEL</td></tr> <tr><td>EL</td><td>ELEVATION</td><td>SPEC</td><td>SPECIFICATION</td></tr> <tr><td>ELEC</td><td>ELECTRIC</td><td>T</td><td>TREAD(S)</td></tr> <tr><td>EQ</td><td>EQUAL</td><td>TYP</td><td>TYPICAL</td></tr> <tr><td>EXH</td><td>EXHAUST</td><td>UNO</td><td>UNLESS NOTED OTHERWISE</td></tr> <tr><td>FV</td><td>FIELD VERIFY</td><td>VCT</td><td>VINYL COMPOSITION TILE</td></tr> <tr><td>GALV</td><td>GALVANIZED</td><td>VERT</td><td>VERTICAL</td></tr> <tr><td>GI</td><td>GALVANIZED IRON</td><td>WD</td><td>WOOD</td></tr> <tr><td>HORZ</td><td>HORIZONTAL</td><td>WMP</td><td>WELDED WIRE FABRIC</td></tr> <tr><td>HDW</td><td>HARDWARE</td><td>WH</td><td>WATER HEATER</td></tr> <tr><td>HVAC</td><td>HEATING VENTILATING &amp; AIR CONDITIONING</td><td>W/O</td><td>WITHOUT</td></tr> <tr><td>FOC</td><td>FACE OF CONCRETE</td><td></td><td></td></tr> <tr><td>FOS</td><td>FACE OF STUD</td><td></td><td></td></tr> <tr><td>FIN</td><td>FINISH</td><td></td><td></td></tr> <tr><td>FE</td><td>FIRE EXTINGUISHER</td><td></td><td></td></tr> <tr><td>FND</td><td>FOUNDATION</td><td></td><td></td></tr> <tr><td>FTG</td><td>FOOTING</td><td></td><td></td></tr> <tr><td>ID</td><td>INSIDE DIAMETER</td><td></td><td></td></tr> <tr><td>MAX</td><td>MAXIMUM</td><td></td><td></td></tr> </table>	AB	ANCHOR BOLT	MIN	MINIMUM	ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE	A/C	AIR CONDITIONING	OA	OVERALL	BLKG	BLOCKING	OC	ON CENTER	BUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER	CAB	CABINET	PF	POUNDS PER CUBIC FOOT	CER	CERAMIC	PL	PROPERTY LINE	CL	CENTER LINE	PLAM	PLASTIC LAMINATE	CLG	CEILING	PLF	POUNDS PER LINEAL FOOT	CMU	CONCRETE MASONRY UNIT	PNL	PANEL	COL	COLUMN	PT	CCA PRESSURE TREATED POINT	CONC	CONCRETE	PT	POLYVINYLCHLORIDE	DBL	DOUBLE	R	RADIUS (OR) RISER	DIAG	DIAGONAL	R/A	RETURN AIR	DS	DOWNSPOUT	REBAR	STEEL REINF. BAR	DTL	DETAIL	REFR.	REFRIGERATOR	DWR	DRAWER	SF	SQUARE FOOT (FEET)	EJ	EXPANSION JOINT	SS	STAINLESS STEEL	EL	ELEVATION	SPEC	SPECIFICATION	ELEC	ELECTRIC	T	TREAD(S)	EQ	EQUAL	TYP	TYPICAL	EXH	EXHAUST	UNO	UNLESS NOTED OTHERWISE	FV	FIELD VERIFY	VCT	VINYL COMPOSITION TILE	GALV	GALVANIZED	VERT	VERTICAL	GI	GALVANIZED IRON	WD	WOOD	HORZ	HORIZONTAL	WMP	WELDED WIRE FABRIC	HDW	HARDWARE	WH	WATER HEATER	HVAC	HEATING VENTILATING & AIR CONDITIONING	W/O	WITHOUT	FOC	FACE OF CONCRETE			FOS	FACE OF STUD			FIN	FINISH			FE	FIRE EXTINGUISHER			FND	FOUNDATION			FTG	FOOTING			ID	INSIDE DIAMETER			MAX	MAXIMUM			<p><b>SYMBOLS LEGEND</b></p> <p><b>NORTH ARROWS</b></p> <p><b>BUILDING SECTION</b></p> <p><b>WALL SECTION</b></p> <p><b>CUT DETAIL INDICATOR</b></p> <p><b>BLOWN-UP DETAIL INDICATOR</b></p>	<p><b>CROSS SECTION</b></p> <p><b>SECTION &amp; DETAIL DRWG. TITLES</b></p> <p><b>WALL ELEVATION INDICATOR</b></p> <p><b>ROOM NUMBER INDICATOR</b></p> <p><b>DOOR OPENING INDICATOR</b></p> <p><b>WINDOW INDICATOR</b></p> <p><b>PARTITION/WALL TYPE INDICATOR</b></p>	<p><b>MATERIAL DESIGNATIONS</b></p> <p><b>PARTITIONS &amp; WALLS</b></p>	<p><b>SHEET INDEX</b></p> <p><b>DESCRIPTION OF WORK:</b>          NEW ACCESSORY STRUCTURE</p>
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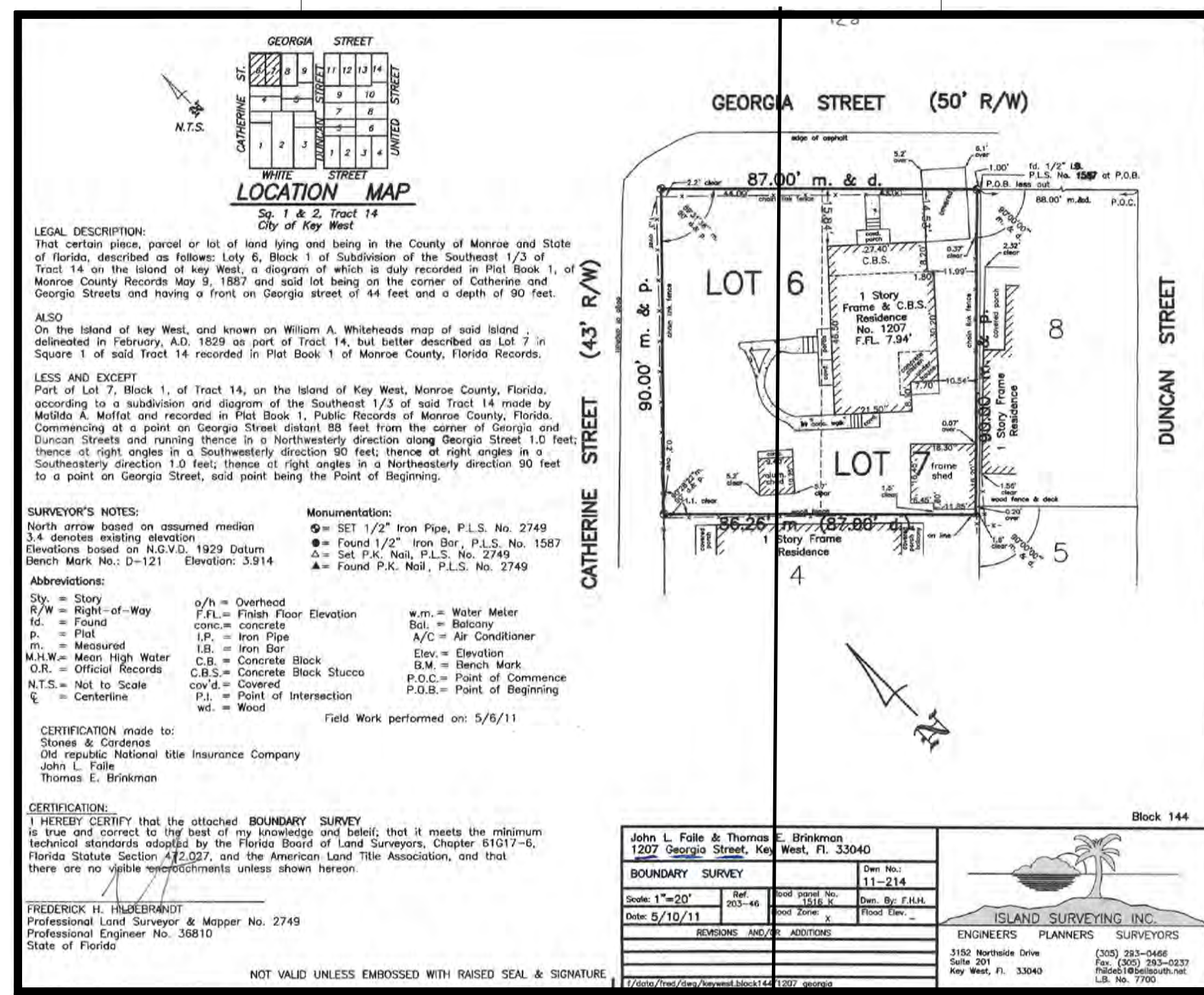
410 Angela Street  
 Key West, Florida 33040  
 Telephone (305) 296-1347  
 Facsimile (305) 296-2727  
 Florida License AAC002022

*Bender & Associates*  
**ARCHITECTS**  
 p.a.

Project No.: 1899

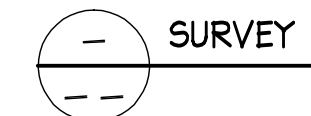
Date: 11/16/08

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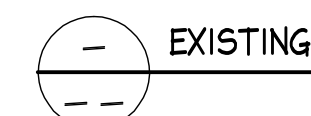
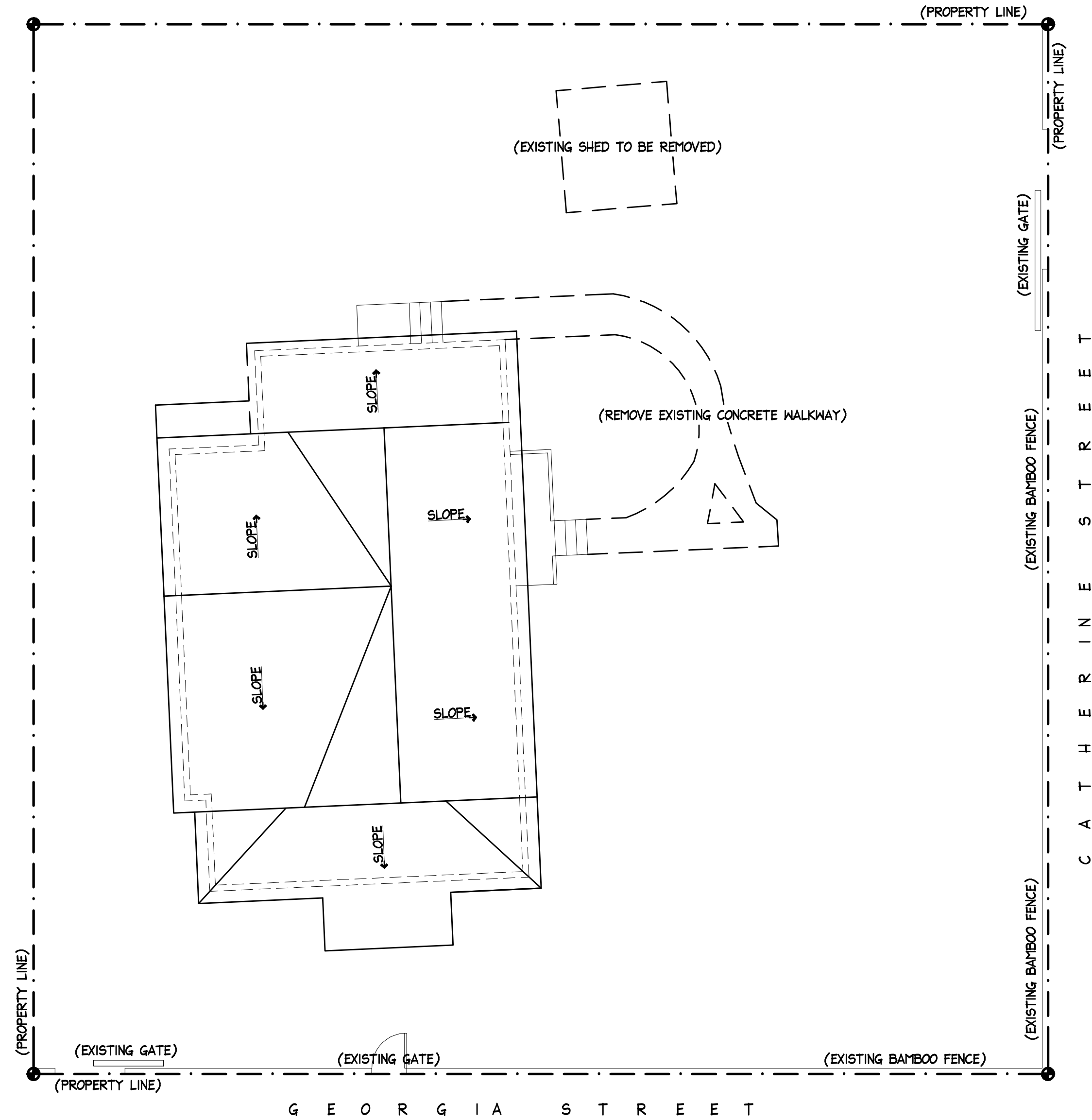


SCALE: N.T.S.

PROJECT STATISTICS			
FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION	HMDR		
LOT SIZE	7,830 S.F.		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	3,132 S.F. MAX.	1,640 S.F.	2,460 S.F.
IMPERVIOUS SURFACE	4,698 S.F. MAX.	1,820 S.F.	2,450 S.F.
BUILDING HEIGHT	30'-0" MAX.	19'-6" (PRINCIPAL STR.)	19'-0" (ACCESSORY STRUCTURE)
FRONT SETBACK	10'-0" MIN.	10'-6" (PRINCIPAL STR.)	10'-6" (NO CHANGE)
SIDE SETBACK (SOUTH)	5'-0" MIN.	10'-5" (PRINCIPAL STR.)	NO CHANGE
SIDE SETBACK (NORTH)	7'-6" MIN.	43'-5" (PRINCIPAL STR.)	5'-0" (ACCESSORY STRUCTURE)
REAR SETBACK	15'-0" MIN.	26'-4" (PRINCIPAL STR.)	5'-0" (ACCESSORY STRUCTURE)



SURVEY

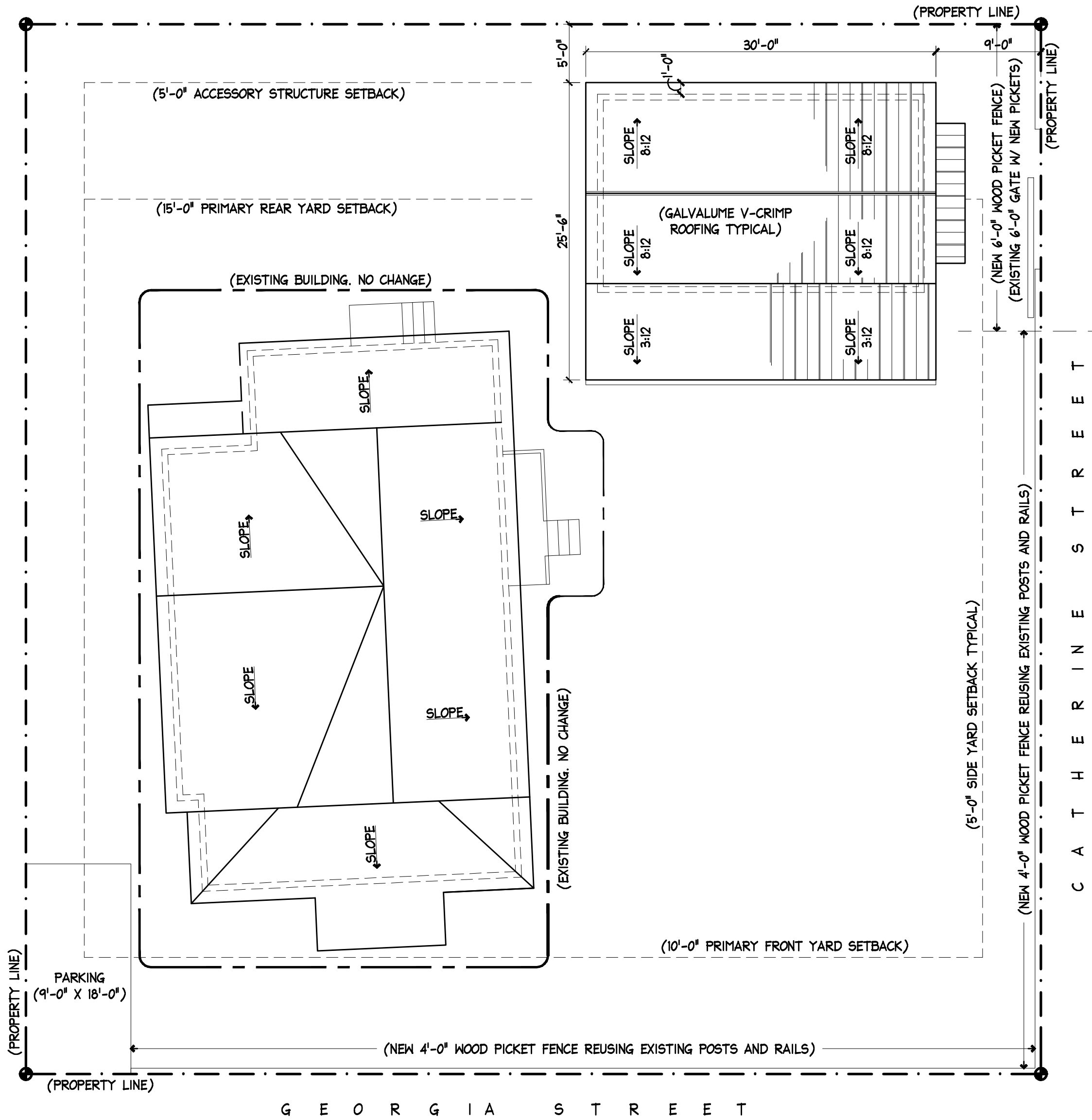


EXISTING SITEPLAN

SCALE: 1/8" = 1'-0"



PROPOSED SITEPLAN



SCALE: 1/8" = 1'-0"



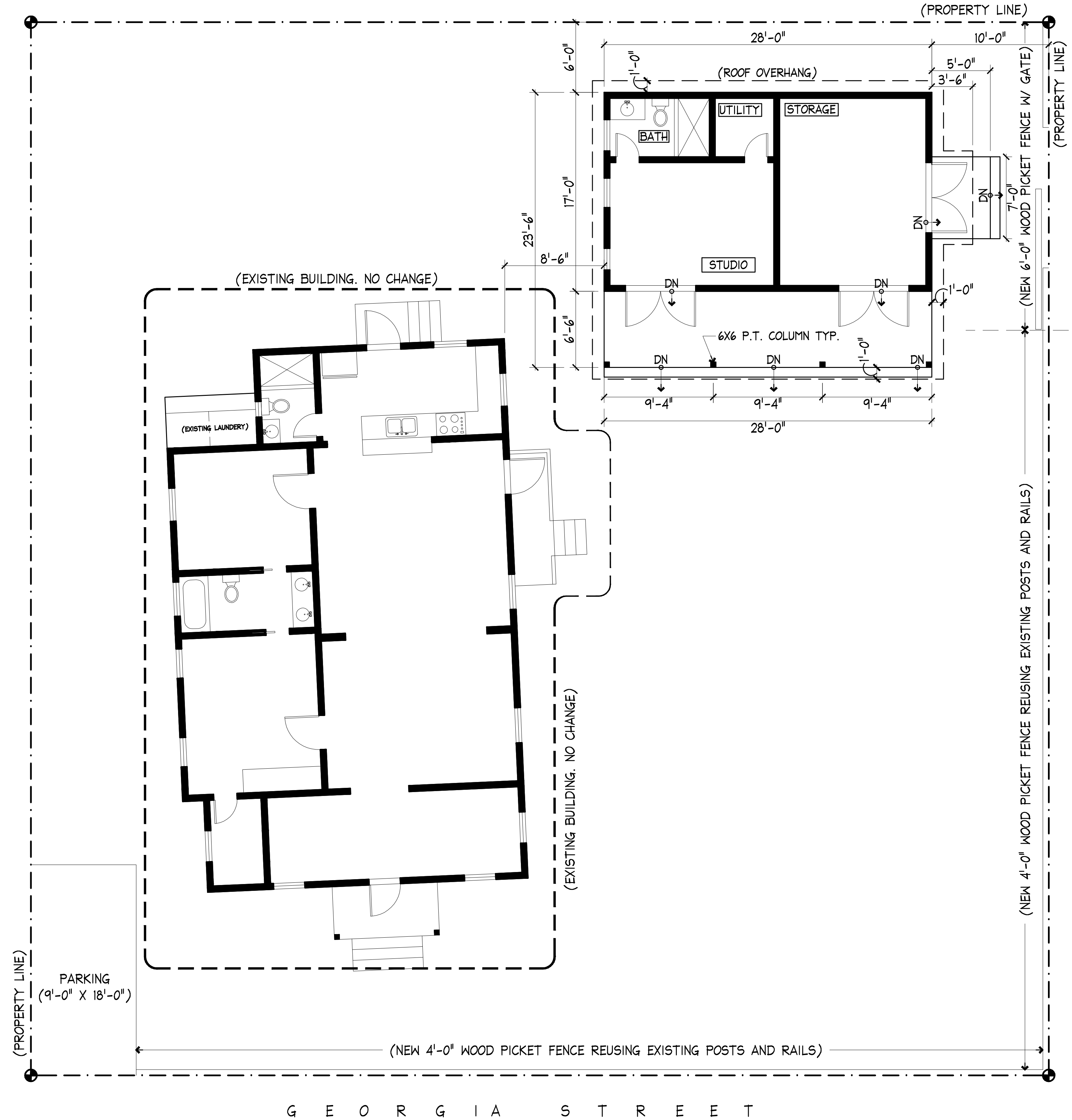
1207 GEORGIA STREET  
KEY WEST, FLORIDA

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

Bender & Associates  
ARCHITECTS  
p. u.

Project No: 1899  
Date: 11/16/08





C A T H E R I N E S T R E E T

1207 GEORGIA STREET  
KEY WEST, FLORIDA

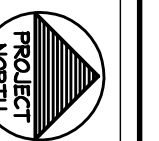
410 Angela Street  
Key West, Florida 33040  
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P.A.

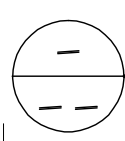
Project No: 1899

Date: 11/16/18

SCALE: 3/16" = 1'-0"



GEORGIA STREET





1212 GEORGIA STREET

EXISTING EAST ELEVATION (GEORGIA STREET)

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



1212 GEORGIA STREET

EXISTING BUILDING. NO CHANGE

PROPOSED ACCESSORY STRUCTURE

PROPOSED EAST ELEVATION (GEORGIA STREET)

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

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Project No: 1899

Date: 11/16/18



1-1 EXISTING NORTH ELEVATION (CATHERINE STREET)

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



1-1 PROPOSED NORTH ELEVATION (CATHERINE STREET)

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

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p.c.

Project No: 1899

Date: 11/16/18



EXISTING WEST ELEVATION

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

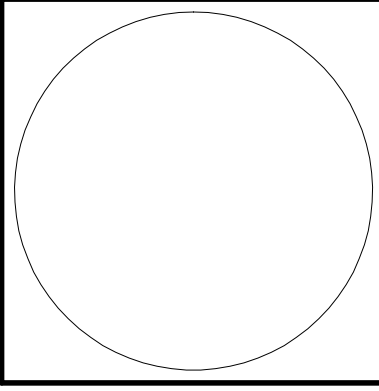
- TOP OF ROOF
- NOTE: ALL FASCIA TRIM, WINDOW TRIM, BASE TRIM, CORNER BOARD TRIM, AND RAKE/FREIZE TRIM TO BE PAINTED WHITE.
- GALVALUME V-CRIMP ROOFING TYPICAL.
- TOP OF PLATE
- SHED ROOF OVER EXTERIOR DOORS TYP.
- PAINTED WOOD LAP SIDING (WHITE)
- FINISHED FLOOR EL.
- NATURAL GRADE



PROPOSED WEST ELEVATION

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

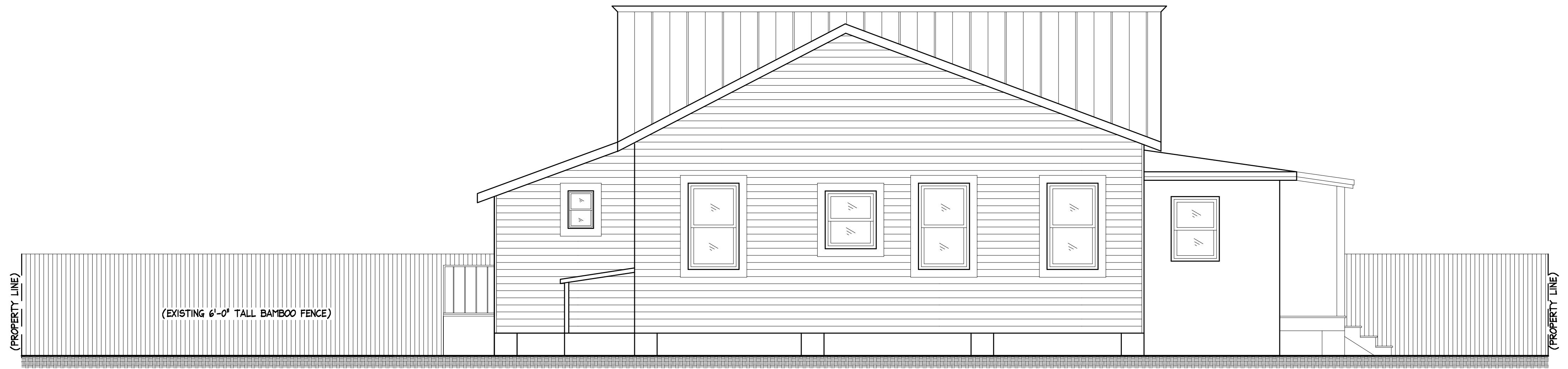
1207 GEORGIA STREET  
KEY WEST, FLORIDA



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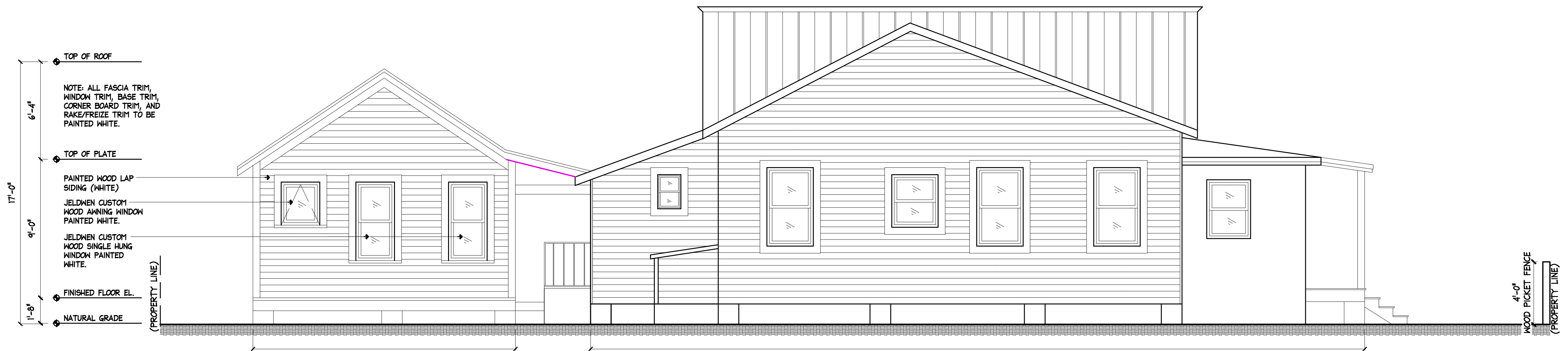
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p.c.

Project N° : 1899  
Date: 11/6/18



EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

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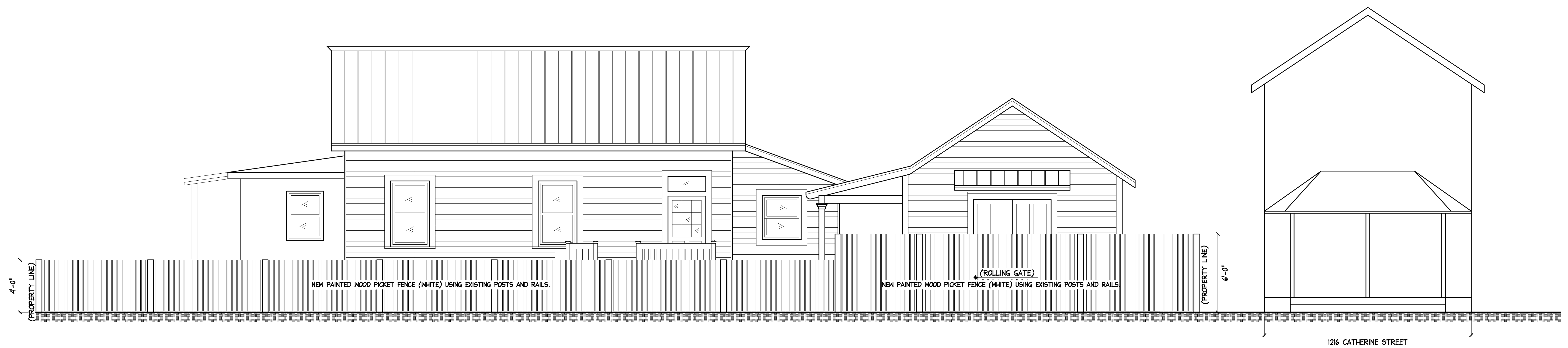
Project No: 1899

Date: 11/16/18



PROPOSED EAST ELEVATION (GEORGIA STREET)

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



PROPOSED NORTH ELEVATION (CATHERINE STREET)

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

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**ARCHITECTS**  
p.c.

Project No: 1899  
Date: 11/16/18



⊖ ADJACENT PROPERTY ON CATHERINE STREET TO THE WEST SCALE: N.T.S.



⊖ PHOTO FROM CAHTERINE STREET LOOKING SOUTH WEST SCALE: N.T.S.



⊖ PHOTO FROM CATHERINE STREET LOOKING SOUTH EAST SCALE: N.T.S.



⊖ ADJACENT PROPERTY ON GEORGIA STREET TO THE SOUTH SCALE: N.T.S.



⊖ PHOTO FROM GEORGIA STREET LOOKING NORTH WEST SCALE: N.T.S.



⊖ PHOTO FROM GEORGIA STREET LOOKING SOUTH WEST SCALE: N.T.S.

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PHOTO OF WEST FACADE (REAR YARD)

SCALE: N.T.S.



PHOTO OF CATHERINE STREET FACADE (NORTH FACADE)

SCALE: N.T.S.



PHOTO OF SOUTH FACADE

SCALE: N.T.S.



PHOTO OF GEORGIA STREET FACADE (EAST FACADE)

SCALE: N.T.S.

1207 GEORGIA STREET  
KEY WEST, FLORIDA

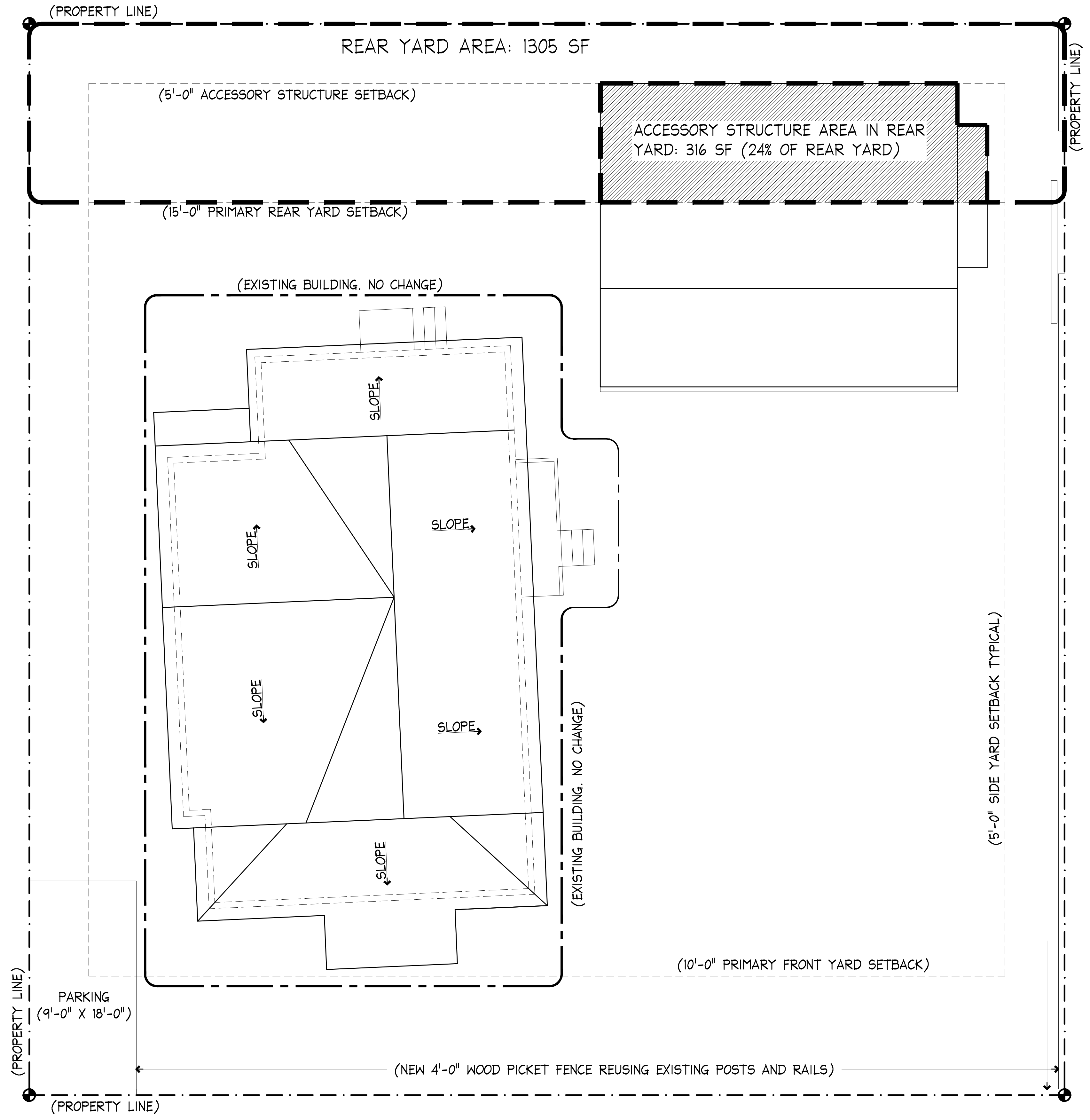
410 Angela Street  
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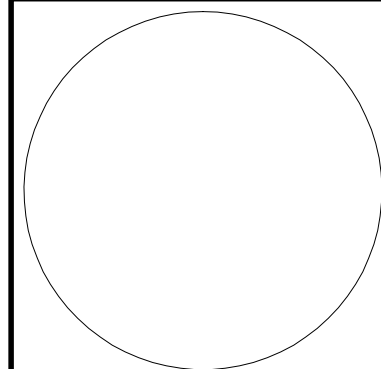
Project No: 1899

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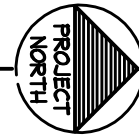
*Bender & Associates*  
**ARCHITECTS**  
p.a.

Project No: 1899  
Date: 11/16/08

**A1.1**

1 SITEPLAN SHOWING REAR YARD COVERAGE

SCALE: 1/8" = 1'-0"



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:30 p.m., December 19, 2018 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ONE-STORY ACCESSORY STRUCTURE WITH COVERED PORCH. NEW WOOD PICKET FENCES.**

**#1207 GEORGIA STREET**

**Applicant – Bender and Associates    Application #H2018-0021**

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](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 \_\_\_\_\_  
HAVEN BURLICE, 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:  
1207 GEORGIA STREET on the  
12<sup>TH</sup> day of DECEMBER, 2018.

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 DECEMBER 19<sup>TH</sup>, 2018.

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 H2018-0021.

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

**Signed Name of Affiant:**

[Signature]  
Date: 12.12.18

Address: 410 ANGELA ST.

City: KEY WEST

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 12<sup>TH</sup> day of  
DECEMBER, 2018.

By (Print name of Affiant) HAVEN BURLICE who is  
personally known to me or has produced \_\_\_\_\_ as  
identification and who did take an oath.

## NOTARY PUBLIC

Sign Name: Ayn Lewis

Print Name: Ayn Lewis

Notary Public - State of Florida (seal)

My Commission Expires: 5-2-2021





Public Meeting Notice

1207

# 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 00035040-000000  
 Account# 1035912  
 Property ID 1035912  
 Millage Group 10KW  
 Location 1207 GEORGIA St  
 Address  
 Legal KW MOFFATS SUB PB1-12 LT 6 AND PT LT 7 SQR 1 TR 14 A3-364 OR550-1098 OR1293-1676D/C OR1293-1673R/S OR1821-1891L/E OR2140-2083D/C OR2518-1165/67R/S OR2645-566/67  
 Description  
 (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**

GEHIN MICHEL J  
 1207 Georgia St  
 Key West FL 33040

**Valuation**

	2018	2017	2016	2015
+ Market Improvement Value	\$116,725	\$118,441	\$103,914	\$109,094
+ Market Misc Value	\$1,258	\$1,258	\$1,257	\$1,093
+ Market Land Value	\$749,331	\$651,143	\$544,099	\$411,961
= Just Market Value	\$867,314	\$770,842	\$649,270	\$522,148
= Total Assessed Value	\$530,295	\$519,388	\$508,706	\$505,170
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$505,295	\$494,388	\$483,706	\$480,170

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	7,830.00	Square Foot	90	87

**Buildings**

Building ID 2791  
 Style Exterior Walls ABOVE AVERAGE WOOD  
 Year Built 1933  
 Building Type S.F.R. - R1 / R1 EffectiveYearBuilt 1993  
 Gross Sq Ft 1317 Foundation CONC BLOCK  
 Finished Sq Ft 1216 Roof Type GABLE/HIP  
 Stories 1 Floor Roof Coverage METAL  
 Condition POOR Flooring Type SFT/HD WD  
 Perimeter 148 Heating Type NONE with 0% NONE  
 Functional Obs 0 Bedrooms 2  
 Economic Obs 0 Full Bathrooms 1  
 Depreciation % 32 Half Bathrooms 0  
 Interior Walls WALL BD/WD WAL Grade 450  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,216	1,216	0
OPU	OP PR UNFIN LL	101	0	0
<b>TOTAL</b>		<b>1,317</b>	<b>1,216</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	1416 SF	1

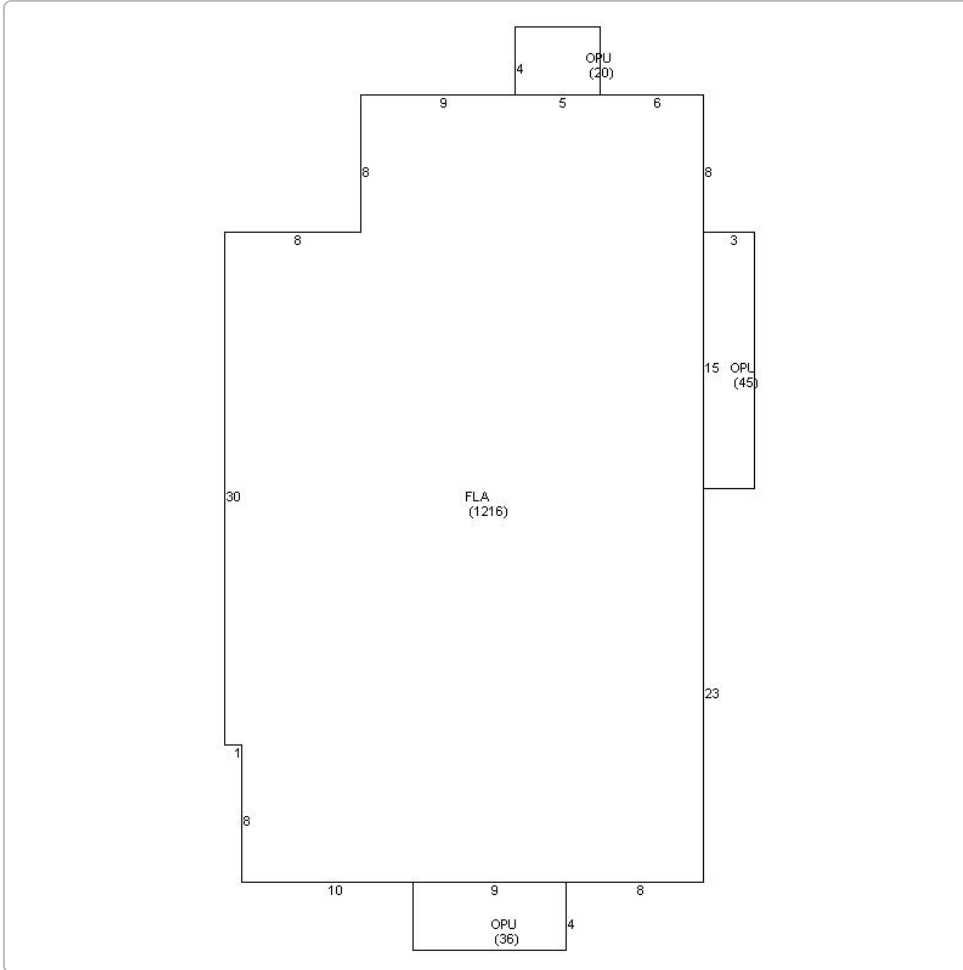
**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/15/2013	\$440,000	Warranty Deed		2645	566	02 - Qualified	Improved
5/12/2011	\$275,000	Warranty Deed		2518	1165	37 - Unqualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
12-4211	11/27/2012	4/28/2014	\$1,000	Residential	DEMO INTERIOR: REMOVE NON-STRUCTURAL DIVIDING WALLS, REMOVE CABINTRY, REMOVE ALL FLOOR COVERING.
12-3833	10/23/2012	4/28/2014	\$1,200	Residential	DEMO SHED
05-2635	7/6/2005	8/10/2006	\$6,000	Residential	REPLACE CHAIN LINK WITH 6'H PICKET 88LF

**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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