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## **Historic Architectural Review Commission Staff Report for Item 5**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner

Meeting Date: June 25, 2024

Applicant: Ray Pritchett, Contractor

Application Number: H2024-0022

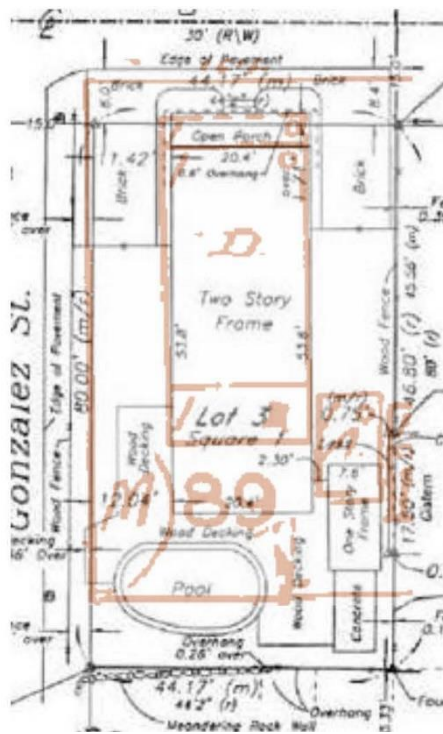
Address: 1212 Angela Street

### **Description of Work:**

New side addition.

### **Site Facts:**

The site under review is a corner lot on Angela and Gonzalez Streets and contains a principal structure and one accessory structure. The principal structure on the site is listed as a contributing resource to the historic district. The one-story house was built circa 1928. The house has been altered with dormers and rear additions. A one-story accessory structure is located on the east side of the parcel.



*Current survey and 1962 Sanborn map overlay.*



*Building under review circa 1965.*



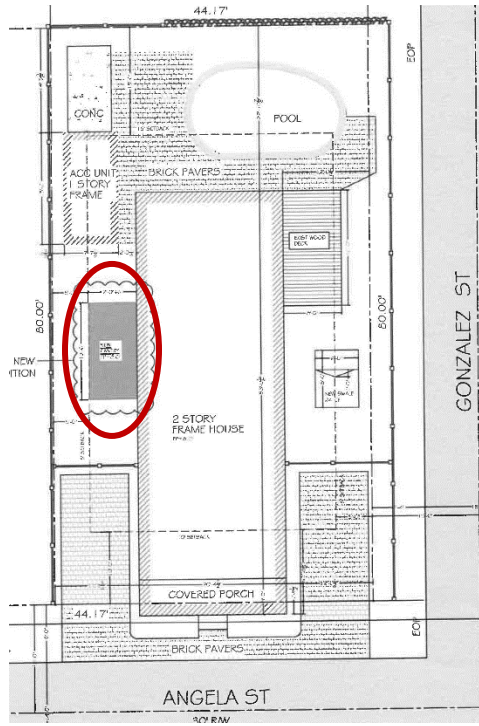
*Building under review.*

### **Guidelines Cited on Review:**

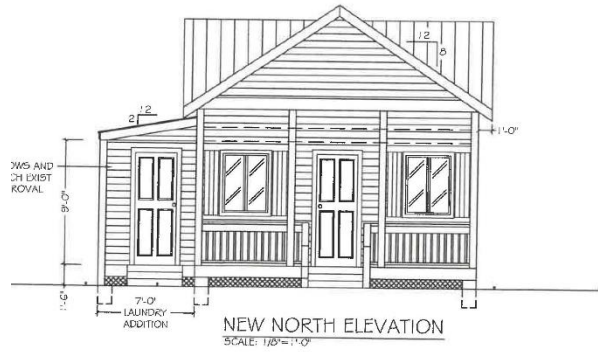
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 5, 6, 11, 12, 13, 14, 21, 22, 23, 29, and 30.
- New construction (pages 38a-38q), specifically guidelines 1, 2, 11, 12, 13, 14, 18, 22, 23, and 25.

### **Staff Analysis:**

A Certificate of Appropriateness is under review for a new one-story addition that will be attached to the east elevation of the historic house, and specifically over the third window. The new addition will have a shed roof below the existing main roof's eaves. The front elevation will have a wood door, while the side elevation, facing east will have a 2 over 2 aluminum hung unit. Siding will match existing wood lap and due to the low slope pitch the roof will be finished with white TPO. The new structure will be approximately 29'-6 inches set back from the front property line.



*Proposed Site Plan.*



*Existing and Proposed Front Elevations.*



*Area where the addition will be attached.*

**Consistency with Guidelines:**

It is the staff's opinion that the proposed design meets the cited guidelines. The proposed scale, massing and textures of the new addition are in keeping with the historic house and surrounding structures. There is a non-historic accessory structure on the side that will be partially obscured by the new addition. Condenser units will be relocated.

# APPLICATION

**RECEIVED**  
MAY 22 2024  
BY: TK

**HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS**



**City of Key West**  
1300 White Street  
Key West, Florida 33040

HARC COA # <u>HARC 2024-0022</u>	REVISION #	INITIAL & DATE <u>TK 5/22/24</u>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	<u>1212 Angela</u>	
NAME ON DEED:	<u>Marshal King</u>	PHONE NUMBER <u>252-559-1950</u>
OWNER'S MAILING ADDRESS:	<u>1216 Angela St.</u>	EMAIL <u>mking@nssnc.com</u>
	<u>Key West, Fl. 33040</u>	
APPLICANT NAME:	<u>Ray Pritchett</u>	PHONE NUMBER <u>305-747-3955</u>
APPLICANT'S ADDRESS:	<u>3005 Flagler Ave</u>	EMAIL <u>ray@pritchettconstruction.org</u>
	<u>Key West, Fl. 33040</u>	
APPLICANT'S SIGNATURE:	<u>Ray</u>	DATE <u>5/6/2024</u>

**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>
GENERAL: <u>Proposing a 7' wide X 13'6" deep X 9' Tall Mudd room addition wood frame construction with siding to match existing house. all siding &amp; trim will be wood to match existing structure</u>
MAIN BUILDING: <u>remove siding in area of addition, turn one existing window into an interior door</u>
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): <u>only demoing siding in area of addition and one window to make interior door</u>

**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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)**

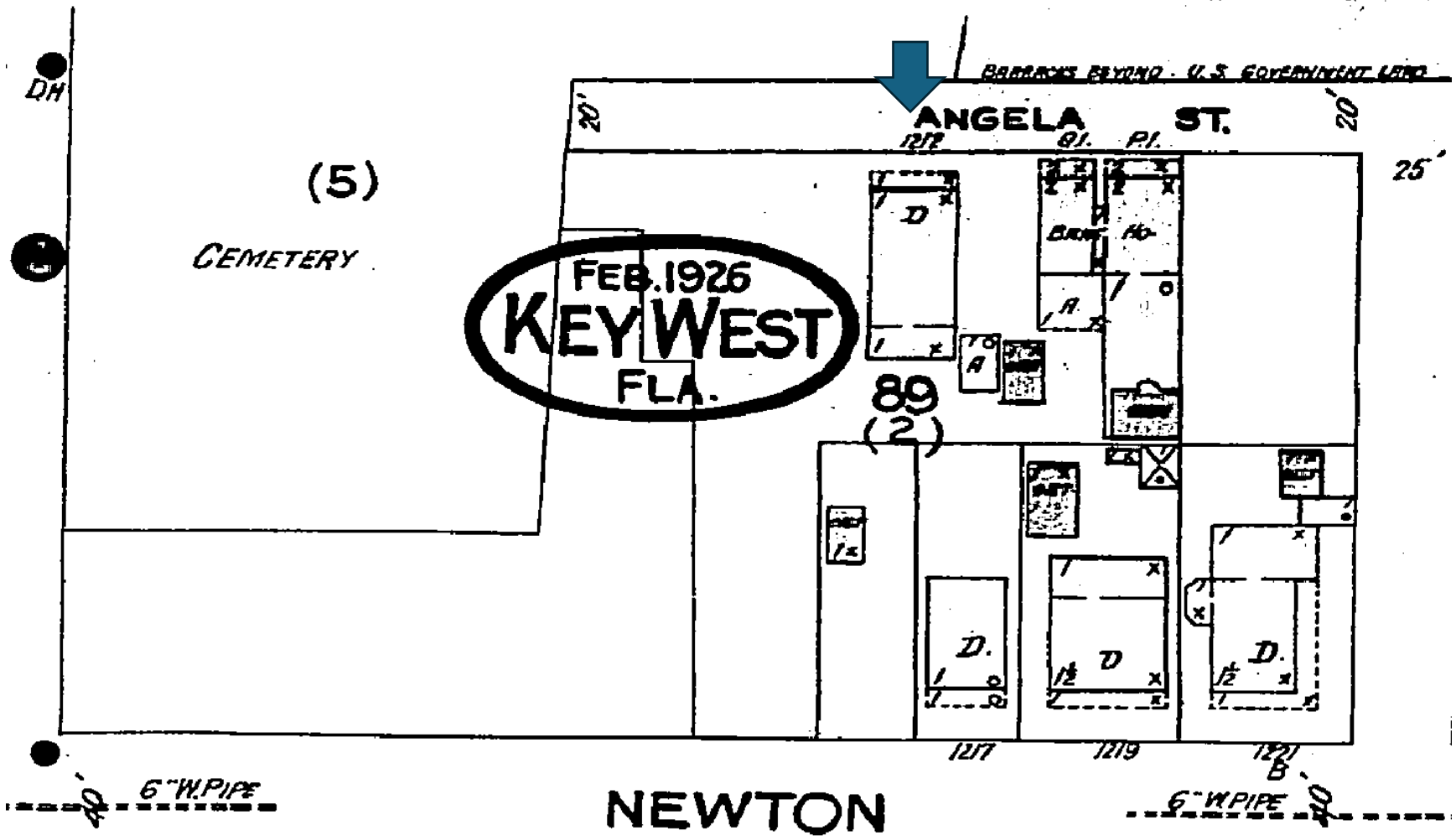
<b>ACCESSORY STRUCTURE(S):</b>	
<b>PAVERS:</b>	<b>FENCES:</b>
<b>DECKS:</b>	<b>PAINTING:</b>
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>

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

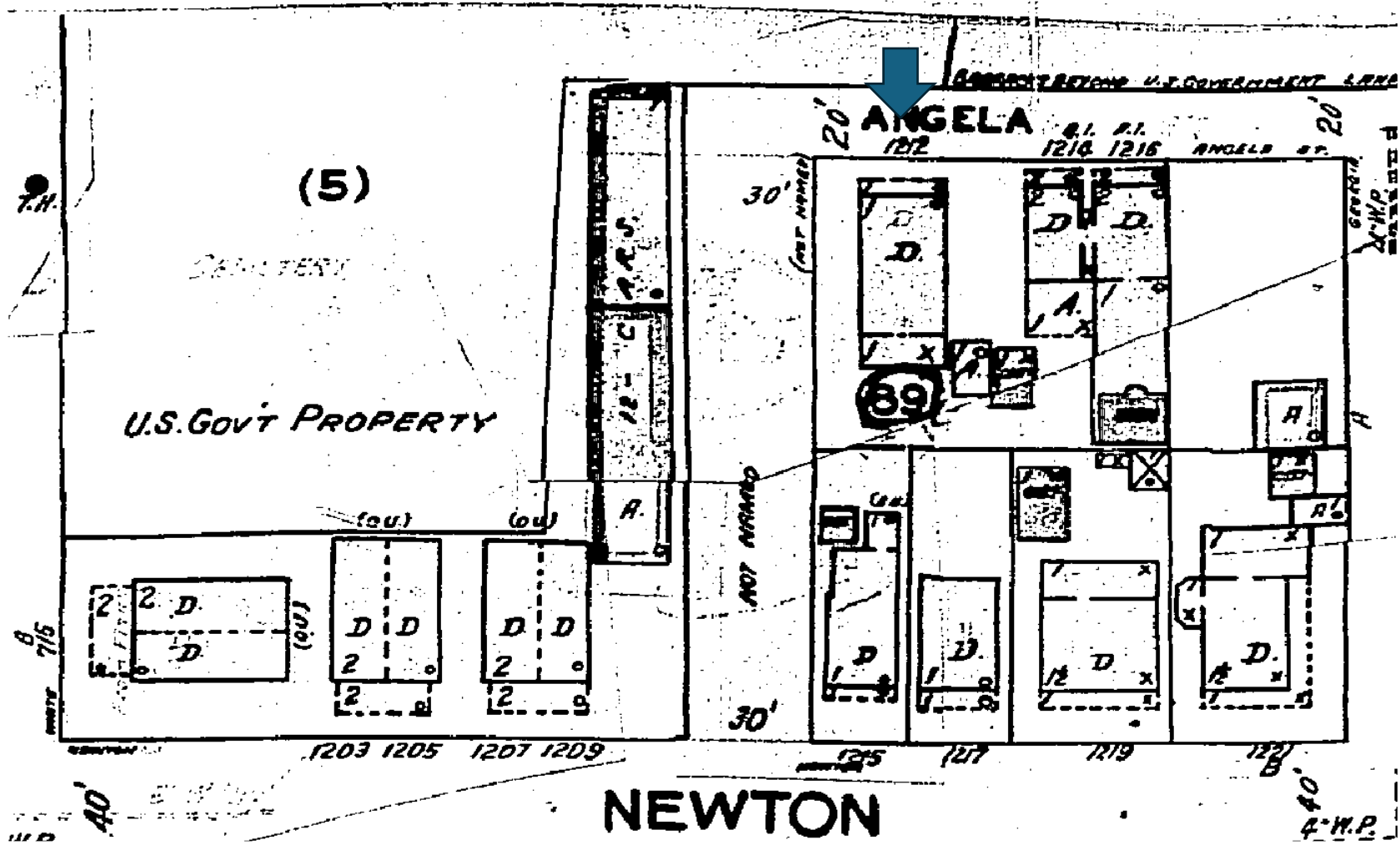


# SANBORN MAPS

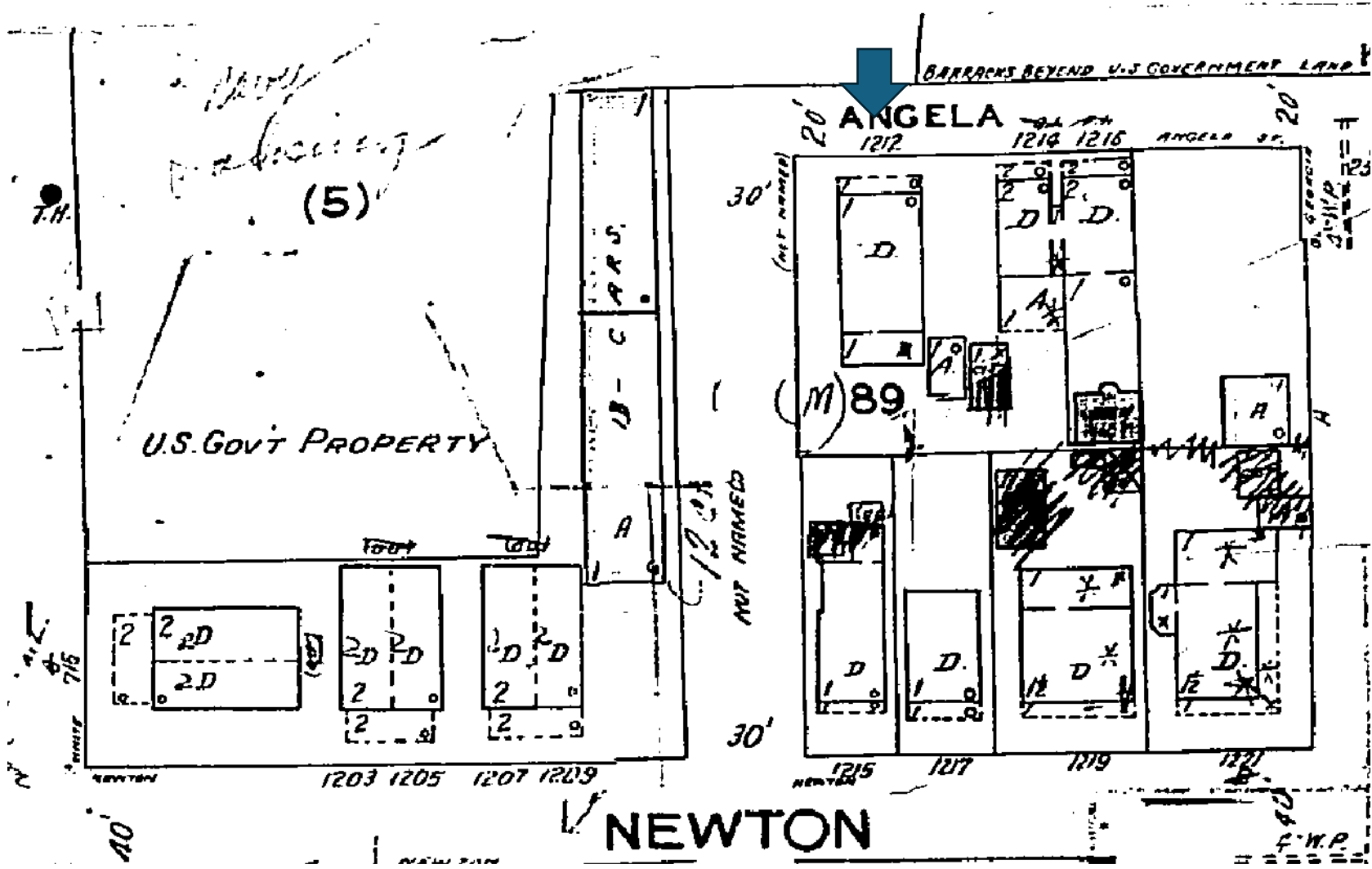


**NEWTON**

1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



**1212 Angela Street circa 1965. Monroe County Library.**



Front of House



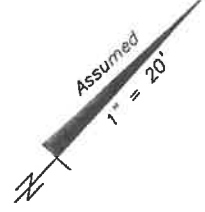
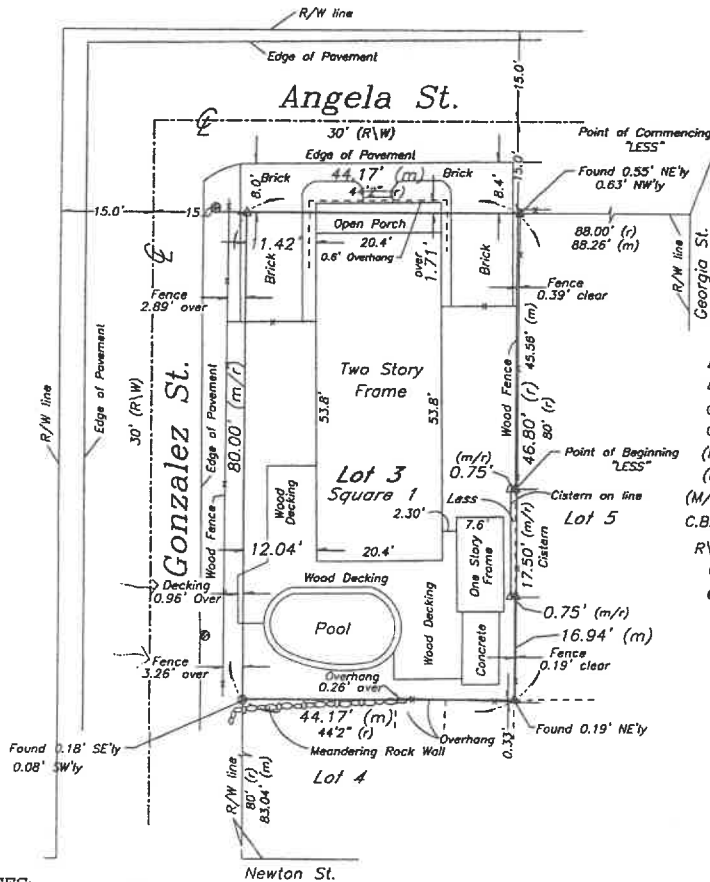




↑ area of proposed addition

# SURVEY

# Boundary Survey of part of Lot 3, Sq. 1, Tract 7, Island of Key West



## LEGEND

- ▲ Found Nail & Disc (FHH) (PTS)
- △ Set Nail & Disc (LB 7131)
- ⊙ Found 1/2" Iron Pipe (FHH)
- Set #5 rebar w/cap (LB 7131)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- ⊕ Centerline
- ⊙ Wood Utility Pole

### NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1212 Angela Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Error of closure exceeds one part in 10,000.
9. Date of field work: December 12, 2003.
10. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** All that certain Lot or parcel of land situate, lying and being in the City of Key West in the County of Monroe and State of Florida, known and described as Lot Three (3) in Square One (1), of Tract Seven (7), said Lot Three (3), having a frontage on Angela Street of Forty-four (44) feet and Two (2) inches, and extending back at right angles there forth Eighty (80) feet. Said Lot Three (3) being Forty-four (44) feet and Two (2) inches by Eighty (80) feet. Reference being made to C.A. Tift's and George W. Reynolds Map of the said City of Key West, delineated December 1890.

### "Less & Except"

A parcel of land on the Island of Key West, Monroe County, Florida; and the said parcel being described by metes and bounds as follows: COMMENCE at the intersection of the Southwesterly right-of-way-line (ROWL) of Georgia Street with the Southeasterly ROWL of Angela Street and run thence in a Southwesterly direction and along the Southeasterly ROWL of the aforesaid Angela Street for a distance of 88.00 feet; thence Southeasterly and at right angles for a distance of 46.80 feet to the Northwesterly face of a concrete cistern and the Point of Beginning of the parcel of land being described herein; thence Southwesterly and at right angles for a distance of 0.75 of a foot; thence Southeasterly and at right angles for a distance of 17.50 feet; thence Northeasterly and at right angles for a distance of 0.75 of a foot; thence Northwesterly and at right angles for a distance of 17.50 feet back to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Stephen P. Dawkins, a married man;  
Integrated Property & Title Services, Inc.;  
Chicago Title Insurance Company;

NORBY & O'FLYNN SURVEYING, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

December 12, 2003

**NORBY & O'FLYNN**  
Surveying, Inc.  
Professional Land Surveyors  
LB No. 7131  
3430 Duck Ave., Key West, FL 33040  
(305) 298-7422 FAX (305) 293-9924

# PROPOSED DESIGN

# HOME REMODEL

1212 ANGELA ST

**PROJECT DESCRIPTION:**

THE PROJECT INVOLVES REMODELING A WOOD FRAMED CONCH HOUSE.

**THE GENERAL SCOPE OF WORK INCLUDES:**

1. ADDING A NEW PANTRY/LAUNDRY ROOM.
2. ADDING A NEW SWELL FOR NEW PANTRY IMPERVIOUS AREA.

SITE DATA 02/18/24  
 RE NUMBER 00022530-000000  
 ACCT NUMBER 1023329  
 MILLAGE GROUP 1OKW  
 LOCATION 1212 ANGELA STREET, KEY WEST, FL 33040  
 LEGAL DESCRIPTION KW WADDELLS SUBDIVISION PB1-28 PT LOT 3 SQR  
 1 TR 7 OR423-776 OR589-144 OR910-1997  
 OR1658-1715 OR1658-1716 OR1694-988  
 OR1701-2018 OR1968-59 OR3242-2039  
 OR3242-1517 OR3259-2258  
 NEIGHBORHOOD 6284  
 PROPERTY SINGLE FAMILY RESIDENCE (O100)  
 ZONING SF  
 SEC/TWP/RNG 05/68/25  
 AFFORDABLE NO

OWNER KENNETH MARSHALL KING REVOCABLE TRUST 06/29/12  
 225 E NEW BERN RD  
 KINGSTON, NC 28504



LOCATION MAP  
HTS



**DRAWING INDEX:**

- C-0 COVER SHEET
- C-1 SURVEY AND ROOF PLAN
- A-1 FLOOR PLANS

**NOTES:**

1. DESIGN IS PER 2023 FBCR & ASCE-7-22 FOR 180 MPH WIND, EXP D.
2. DESIGN LOADS: SEE SCHEDULE BELOW
3. FLOOD ZONE X, DFE 8.0' (DFE= EXIST GRADE 7.0'+1'=8')  
 LOWEST FLOOR ELEV 8.5' NGVD
4. ALL TRASH AND DEMOLITION MATERIALS SHALL BE REMOVED TO AN APPROVED SITE.
5. ALL ELECTRICAL AND PLUMBING WORK SHALL BE PER 2023 FBCR.
6. ALL EXTERIOR GLAZED OPENINGS SHALL BE PROTECTED FROM WIND BORNE DEBRIS PER THE 2023 FBC.
7. ALL WORK MEETS THE REQUIREMENTS OF ASCE 24-05.
8. USE FLOOD-RESISTANT MATERIALS AT ALL NEW CONSTRUCTION BELOW THE DESIGN FLOOD ELEVATION.
9. ALL CONCRETE SHALL BE MINIMUM 3,000 PSI.
10. REBAR SHALL BE GRADE 60.
11. LAP ALL REBAR MINIMUM 48 BAR DIAMETERS.
12. MINIMUM CONCRETE COVER ON REBAR - 3" CAST AGAINST EARTH, 2" FOR FORMED CONCRETE.
13. TREAT SOIL FOR TERMITES UNDER ALL CONCRETE SLABS ON GRADE.
14. ALL HARDWARE SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.
15. ALL LUMBER SHALL BE PT NO 2 SP OR BETTER.
16. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT AND COORDINATION.
17. NOTIFY ENGINEER IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN.

**1212 ANGELA ST, 022024**

**Basic Building Structural Information**

**Floor & Roof Live Loads ( R-3 • Single-Family Dwellings )**

Attics:	20 psf w/ storage, 10 psf w/o storage
Habitable Attics, Bedroom:	30 psf
All Other Rooms:	40 psf
Garage:	40 psf
Roofs:	20 psf

(Balcony and Deck live loads are 150% of the adjacent space served.)

**Wind Design Data**

Ultimate Wind Speed:	180 mph	Nominal Wind Speed:	139 mph
Risk Category:	II	Wind Exposure:	D
Enclosure Classification:	Enclosed	End Zone Width (a):	4.00 ft.
Internal Pressure Coefficient:	0.18	Roof Geometry:	Gable
Roof Slope:	8.0 in 12 ( 33.7° )	Mean Roof Height:	16 ft.

(The Nominal Wind speed was used to determine the Component and Cladding design pressures.)

(This Building is in a Wind-Borne Debris Region, and all exterior glazed openings shall be protected from wind-borne debris.)

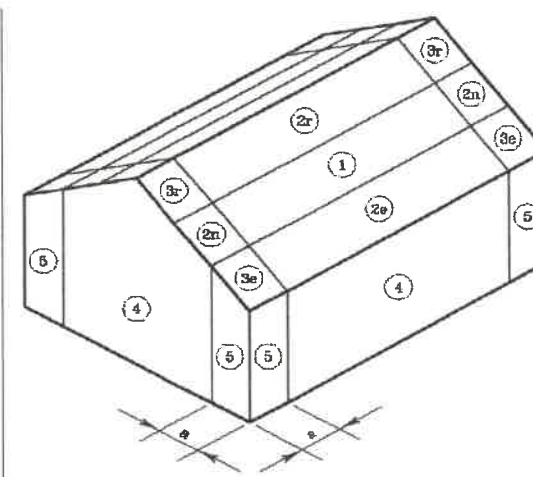
**Components and Cladding**

Roof Zone 1:	+49.4 psf max., -90.5 psf min.
Roof Zone 2e:	+49.4 psf max., -90.5 psf min.
Roof Zone 2n:	+49.4 psf max., -99.5 psf min.
Roof Zone 2r:	+49.4 psf max., -99.5 psf min.
Roof Zone 3e:	+49.4 psf max., -122.1 psf min.
Roof Zone 3r:	+49.4 psf max., -99.5 psf min.
Overhang at Roof Zone 1:	-100.4 psf min.
Overhang at Roof Zone 2e:	-100.4 psf min.
Overhang at Roof Zone 2n:	-127.9 psf min.
Overhang at Roof Zone 2r:	-100.4 psf min.
Overhang at Roof Zone 3e:	-150.4 psf min.
Overhang at Roof Zone 3r:	-127.9 psf min.
Wall Zone 4:	+54.0 psf max., -58.4 psf min.
Wall Zone 5:	+54.0 psf max., -72.2 psf min.

Design Soil Bearing Capacity: 2,000 psf

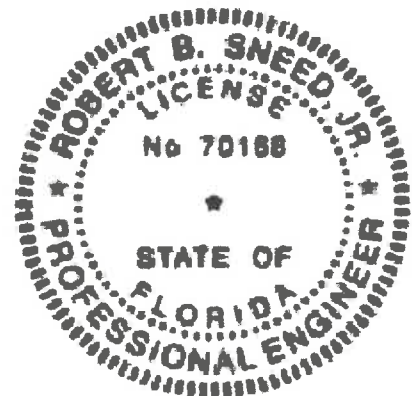
Site Data Table for:	Remodel and add laundry room			
	Code Requirement	Existing	Proposed	Variance Requested
Address	1212 Angela St			
RE Number	00022530-000000			
Zoning	SF-Single Family, HMDR			
Flood Zone	X, Proposed AE9'	8.5'	8.5'	No
Building Height	25'+5'=30'	20.42'	20.42'	No
Front Setback	10'	-2.67'	-2.67'	Existing
Side Setback	5'	11.7', 12.0'	5.0', 12.0'	No
Rear Setback	15'	22.9'	22.9'	No
Lot Size 80.0' x 44.17'	4,000 sf	3,534 sf	3,534 sf	Existing
Residential Floor Area	1.0	1,534 SF	1,643 SF	No
Density 16 du/acre=1 per 2,723 sf	3,534/2,723=1.3 du	1 du	1 du	No
Building Coverage	40% Max	1,216 sf - 34.4%	1,325 sf - 37.5%	No
Impervious Surface	60% Max	1,996 sf - 56.5%	2,091 sf - 59.2%	No
Parking 1 per du, w/ acc unit 1.55 spaces	2 spaces	2 spaces	2 spaces	No

SITE DRAINAGE CALCULATIONS		
TOTAL LOT SIZE		3,534.00 SF
EXISTING BLDG, PORCHES, WALKS		1,996.00 SF
EXISTING IMPERVIOUS		56.48%
PANTRY ADDITION		95.00 SF
TOTAL AREA WITH NEW ADDITION		2,091.00 SF
NEW IMPERVIOUS		59.17%
REQUIRED VOLUME (>40%, USE .208)		19.76 CF
SWALE PROVIDED 6'X8'X1'D		24.00 CF



This item has been digitally signed and sealed by Bush Sneed, PE, 70168, on 4/23/24 .

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Bush Sneed, PE  
 Digitally signed by Bush Sneed, PE  
 Date: 2024.05.09 10:56:22 -04'00'

BUSH SNEED, PE  
 12 DRIFTWOOD DRIVE  
 KEY WEST, FL 33040  
 305-304-8289  
 FL PE # 70168

HOME REMODEL  
 1212 ANGELA ST

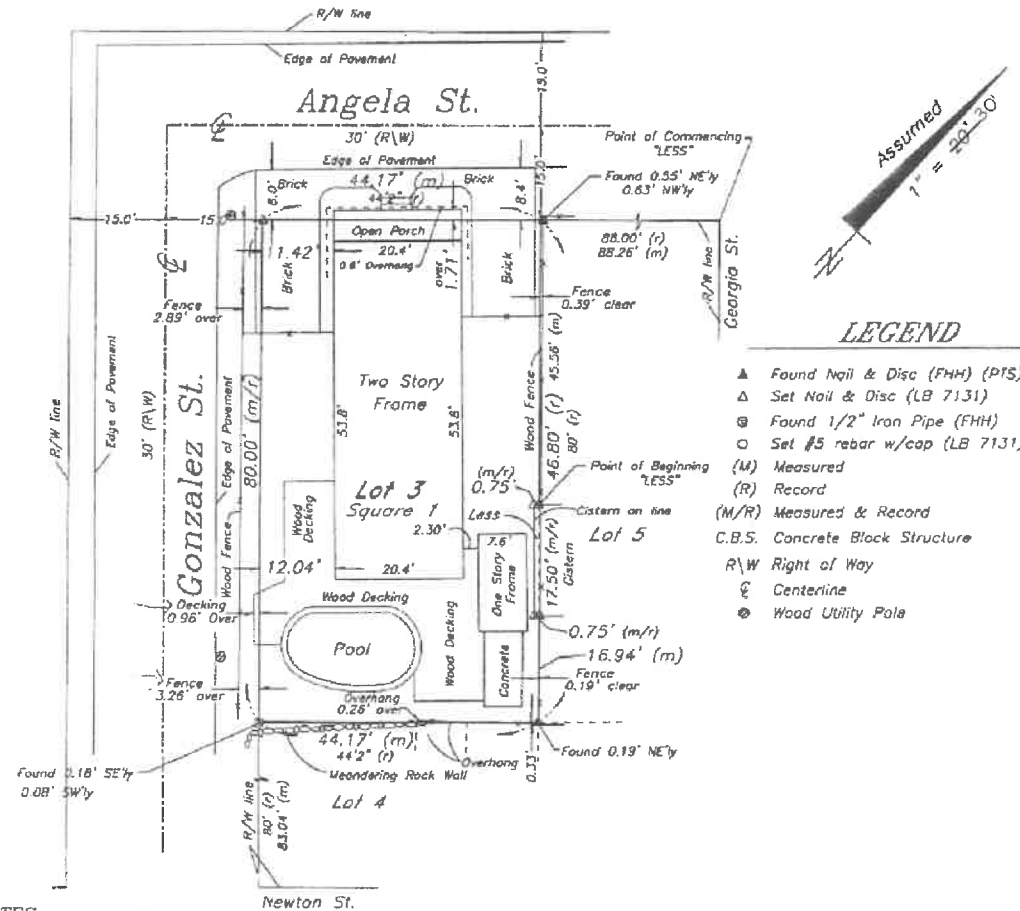
COVER SHEET

DRAWN BY: RBS  
 DATE: 4/23/24  
 SCALE: AS NOTED

SHEET NUMBER:

C-0

Boundary Survey of part of Lot 3, Sq. 1, Tract 7, Island of Key West



- NOTES:
1. The legal description shown hereon was furnished by the client or their agent.
  2. Underground foundations and utilities were not located.
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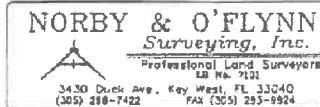
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**BOUNDARY SURVEY FOR:** Stephen P. Dawkins, a married man; Integrated Property & Title Services, Inc.; Chicago Title Insurance Company;

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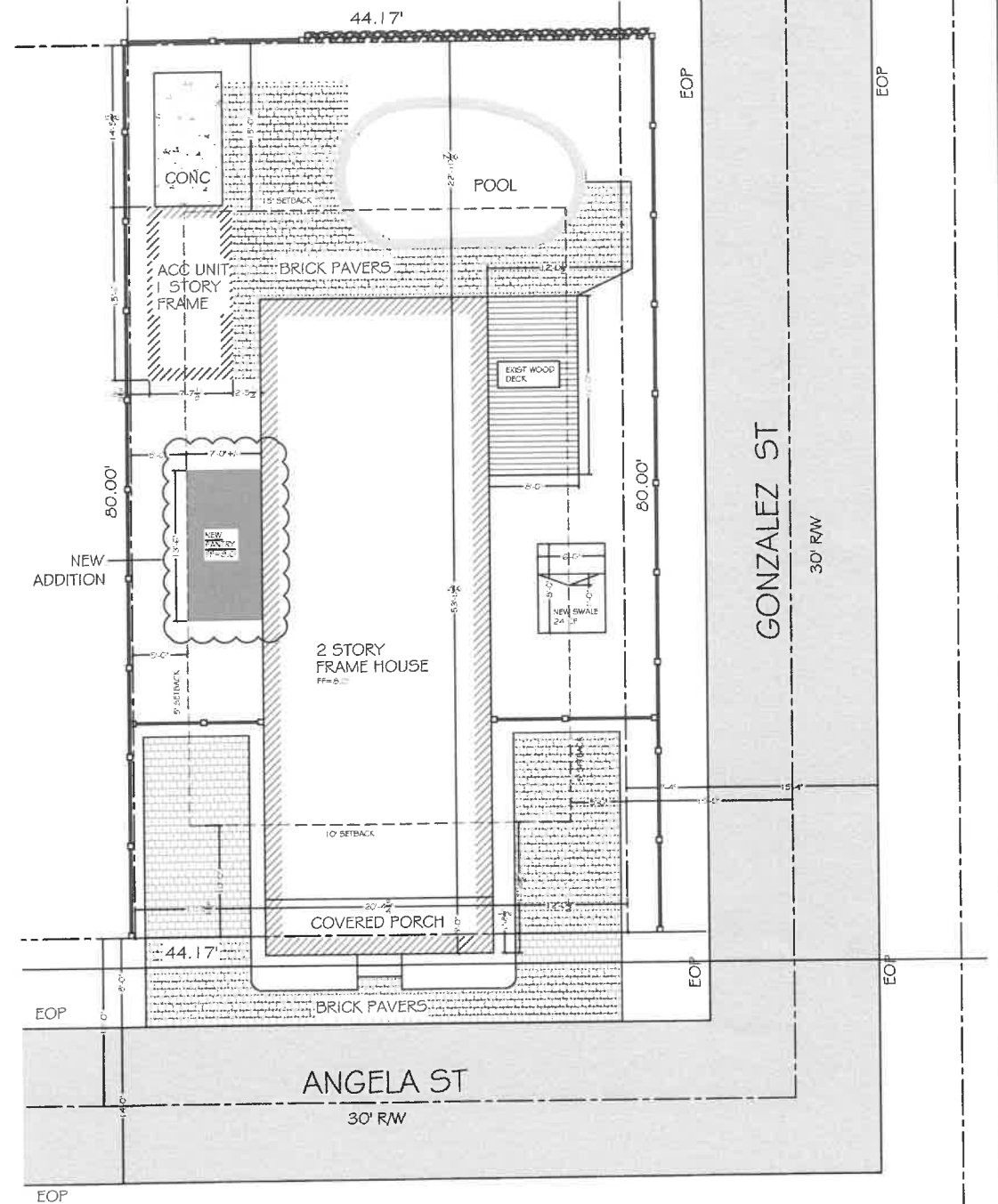
J. Lynn O'Flynn, PSM  
Florida Reg. #6288

December 12, 2003

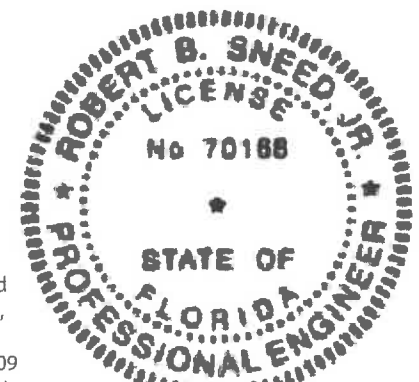


SITE DRAINAGE CALCULATIONS	
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REQUIRED VOLUME (>40% USE .208)	19.76 CF
SWALE PROVIDED 6'X8'X1'D	24.00 CF

Site Data Table for:	Remodel add and laundry room	Code	Existing	Proposed	Variance Requested
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RE Number	00022590-000000				
Zoning	SF-Sing's Family, HMDR				
Flood Zone	X, Proposed AE3'		8.5'	8.5'	No
Building Height	25'-45'-30'		20.42'	20.42'	No
Front Setback	10'		-2.67'	-2.67'	Existing
Side Setback	5'		11.7', 12.0'	5.0', 12.0'	No
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Lot Size 80.0' x 44.17'	4,000 sf		3,534 sf	3,534 sf	Existing
Residential Floor Area	1.0		1,534 SF	1,643 SF	No
Density 16 du/acre-1 per 2,723 sf	3,534/2,723=1.3 du		1 du	1 du	No
Building Coverage	40% Max		1,216 sf - 34.4%	1,325 sf - 37.5%	No
Impervious Surface	60% Max		1,996 sf - 56.5%	2,091 sf - 59.2%	No
Parking 1 per du, w/ ecc unit 1.55 spaces	2 spaces		2 spaces	2 spaces	No



NEW SITE PLAN  
SCALE: 1" = 25'-0"



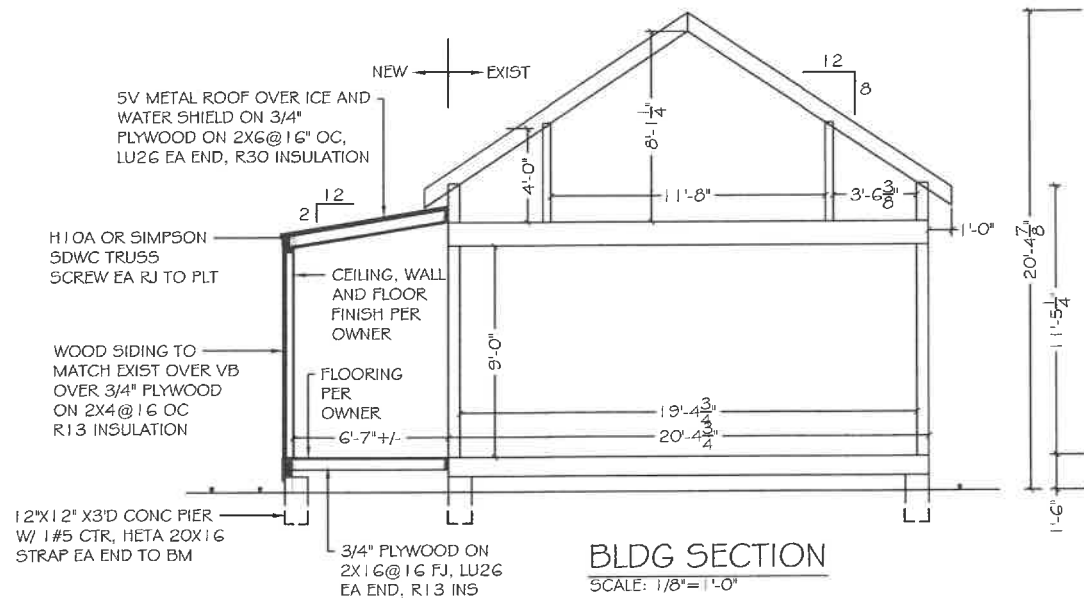
Bush Sneed, PE  
Digitally signed by Bush Sneed, PE  
Date: 2024.05.09 10:57:16 -04'00'

BUSH SNEED, PE  
12 DRIFTWOOD DRIVE  
KEY WEST, FL 33040  
305-304-8289  
FL PE # 70168

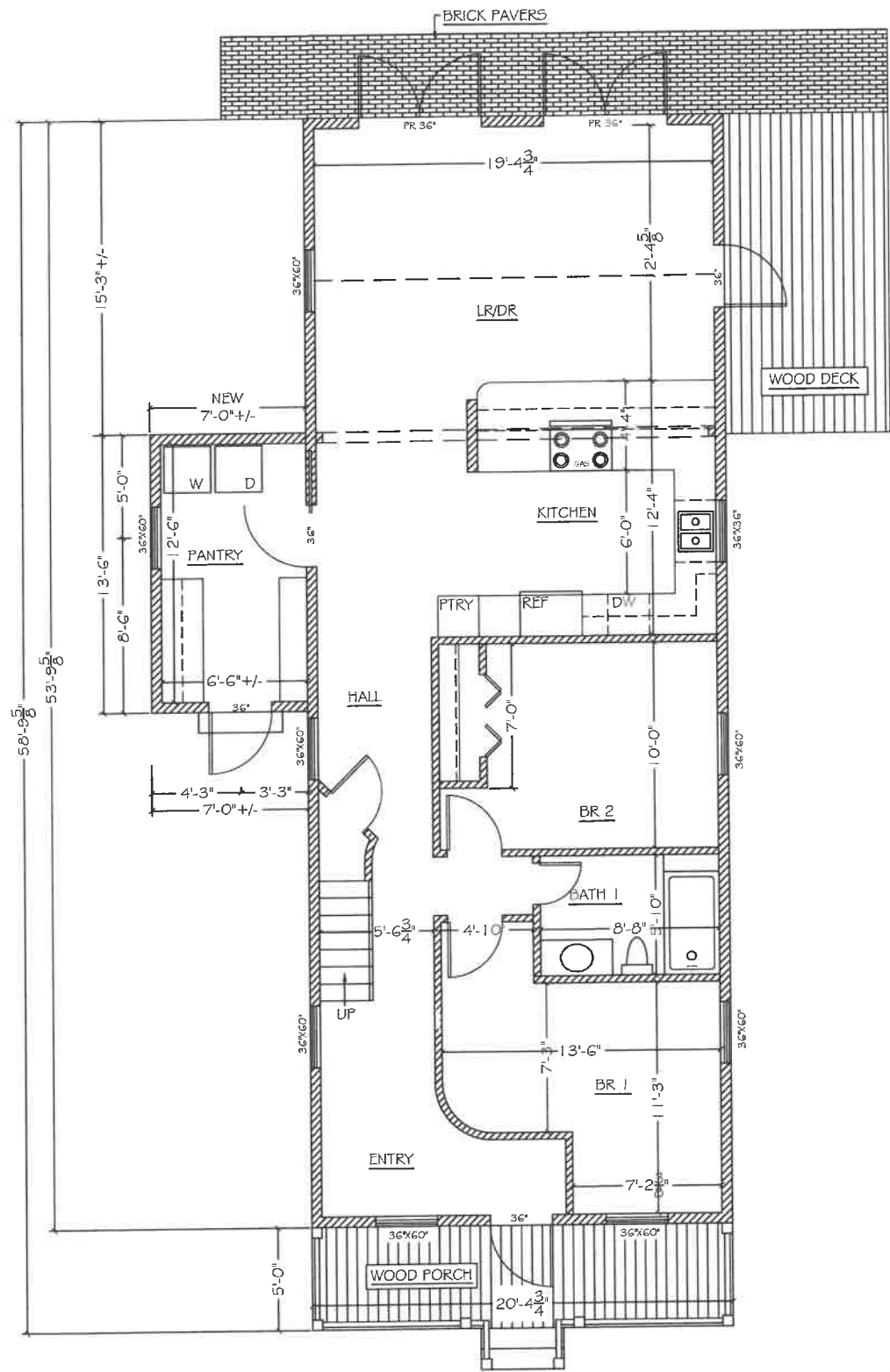
HOME REMODEL  
1212 ANGELA ST

SURVEY AND ROOF PLAN

DRAWN BY:  
RBS  
DATE:  
4/23/24  
SCALE:  
AS NOTED  
SHEET NUMBER:  
C-1

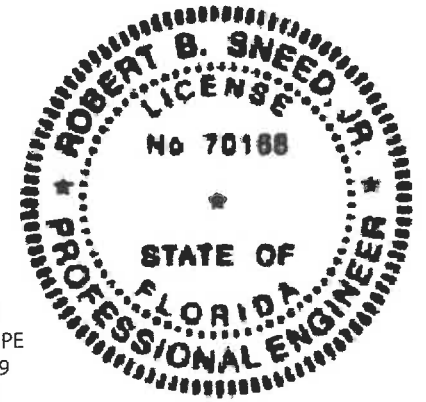


**BLDG SECTION**  
SCALE: 1/8"=1'-0"



**NEW 1ST FLOOR PLAN**  
1,192 SF  
SCALE: 1/8"=1'-0"

**Bush Sneed, PE**  
Digitally signed by Bush Sneed, PE  
Date: 2024.05.09 10:57:47 -04'00'

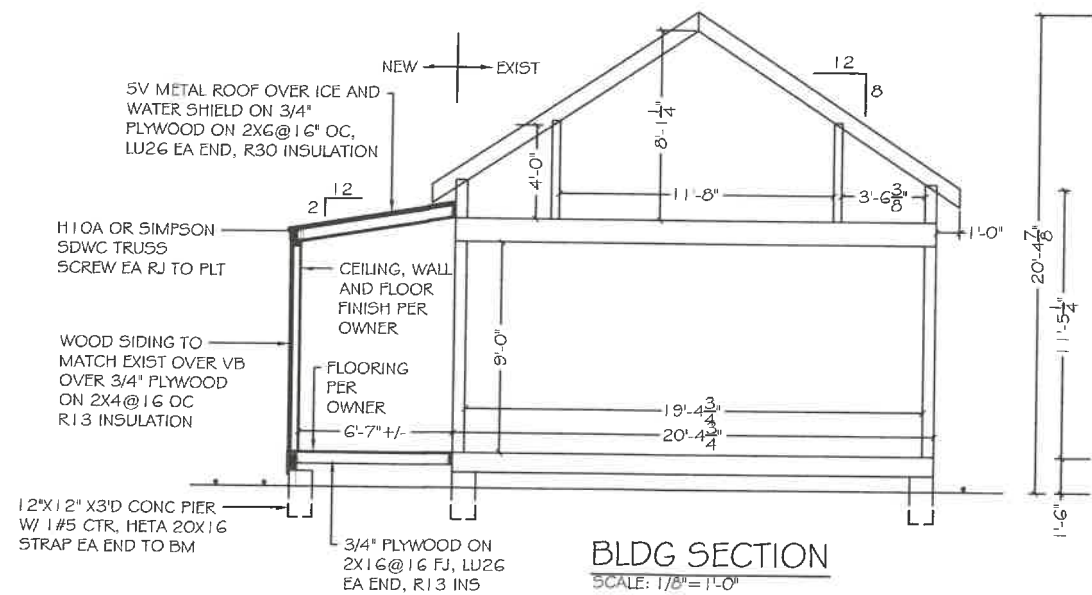
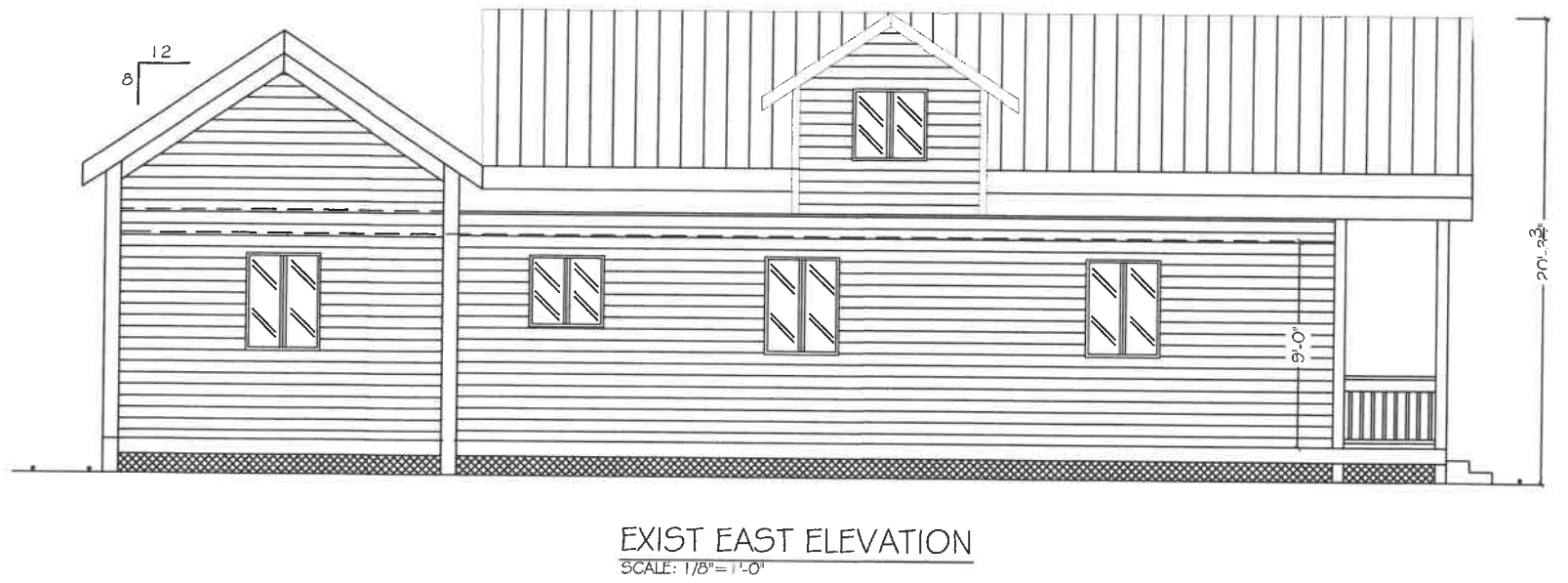
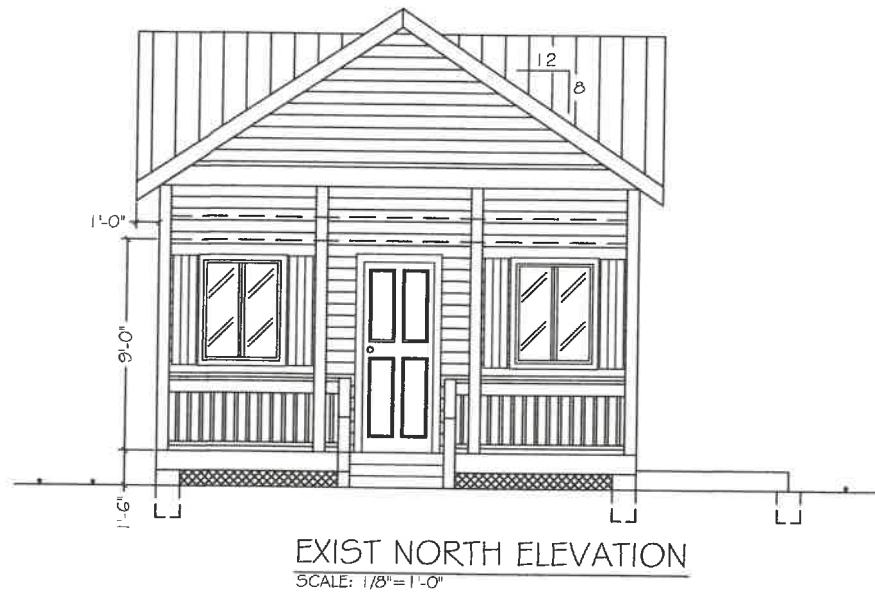
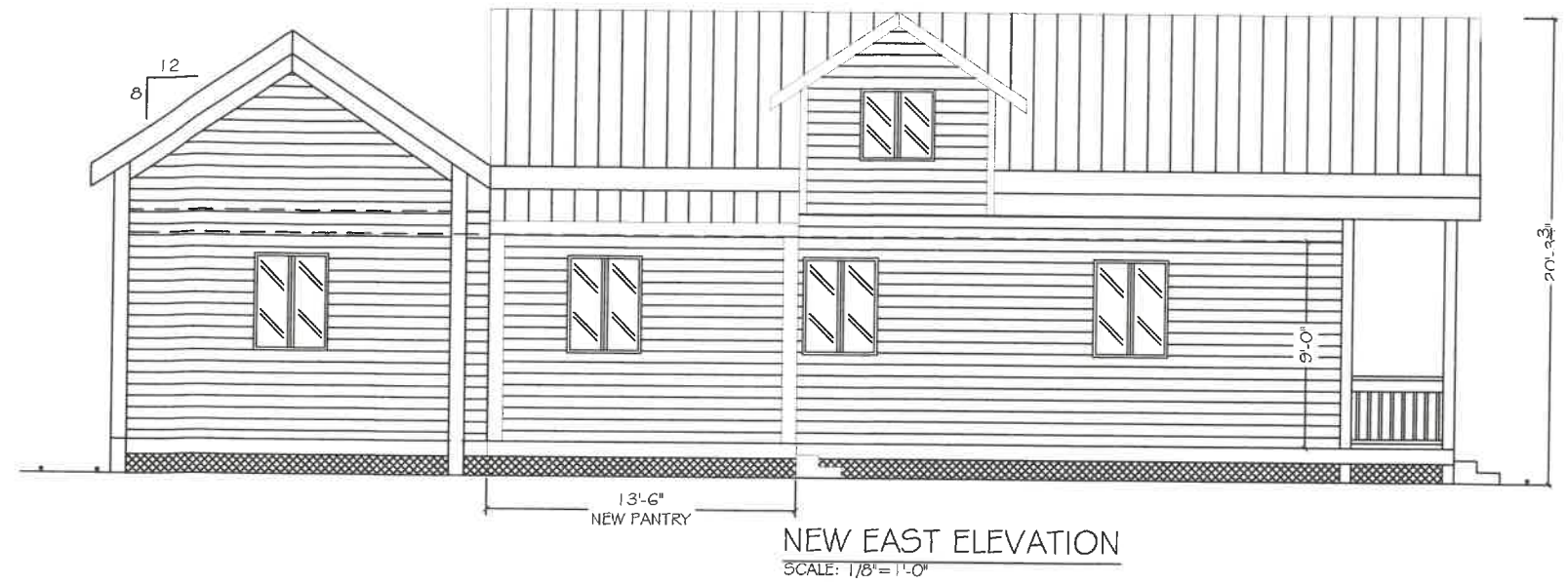
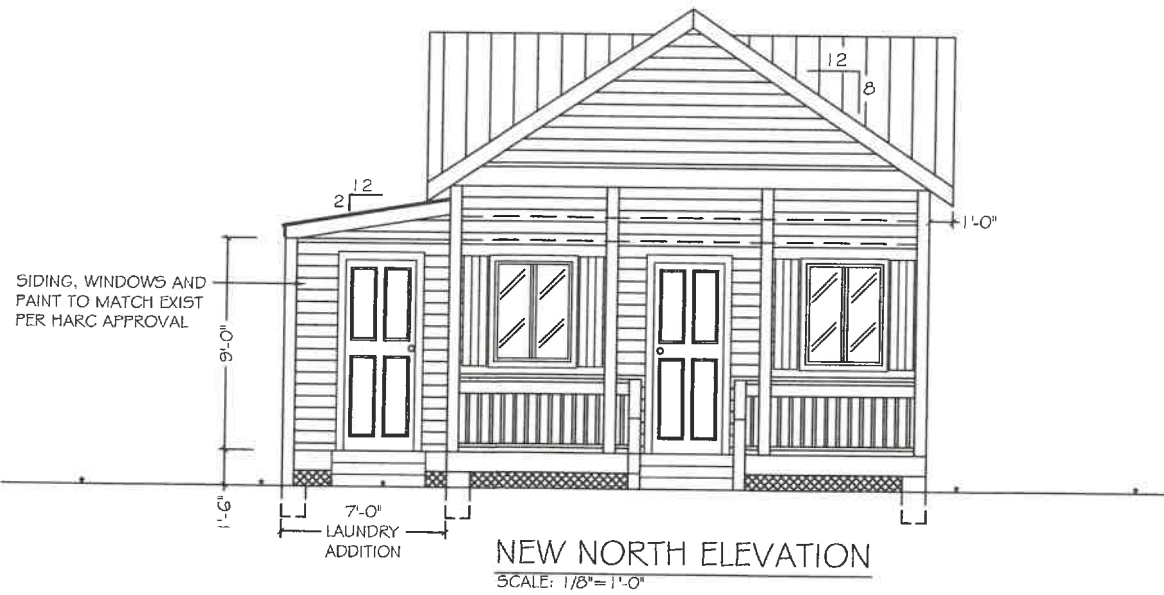


**BUSH SNEED, PE**  
12 DRIFTWOOD DRIVE  
KEY WEST, FL 33040  
305-304-8289  
FL PE # 70168

**HOME REMODEL**  
1212 ANGELA ST

**FLOOR PLANS**

DRAWN BY:  
RBS  
DATE:  
4/23/24  
SCALE:  
AS NOTED  
SHEET NUMBER:  
A-1



Bush  
Sneed,  
PE

Digitally signed  
by Bush Sneed,  
PE  
Date: 2024.05.09  
10:58:18 -04'00'



BUSH SNEED, PE  
12 DRIFTWOOD DRIVE  
KEY WEST, FL 33040  
305-304-6289  
FL PE # 70166

HOME REMODEL  
1212 ANGELA ST

BLDG ELEVATIONS AND  
CROSS SECTION

DRAWN BY:  
RBS  
DATE:  
4/23/24  
SCALE:  
AS NOTED  
SHEET NUMBER:

A-2



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., Tuesday, June 25, 2024, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW SIDE ADDITION.**

**#1212 ANGELA STREET**

**Applicant – Ray Pritchett, Contractor    Application #H2024- 0022**

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.

# PROPERTY APPRAISER INFORMATION

# \*\*PROPERTY RECORD CARD\*\*

## 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** 00022530-000000  
**Account#** 1023329  
**Property ID** 1023329  
**Millage Group** 10KW  
**Location** 1212 ANGELA St, KEY WEST  
**Address**  
**Legal Description** KW WADDELLS SUBDIVISION PB1-28 PT LOT 3 SQR 1 TR 7 OR423-776 OR589-144 OR910-1997 OR1658-1715 OR1658-1716 OR1694-988 OR1701-2018 OR1968-59 OR3242-2039 OR3242-1517 OR3259-2258  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 6284  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 05/68/25  
**Affordable** No  
**Housing**



## Owner

KING KENNETH MARSHALL REVOCABLE TRUST 06/29/2012  
 225 E New Bern Rd  
 Kinston NC 28504

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$182,560	\$187,364	\$168,822	\$172,939
+ Market Misc Value	\$10,159	\$10,413	\$10,666	\$10,920
+ Market Land Value	\$1,006,434	\$735,471	\$513,774	\$513,774
= Just Market Value	\$1,199,153	\$933,248	\$693,262	\$697,633
= Total Assessed Value	\$521,911	\$506,710	\$491,952	\$485,160
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$496,911	\$481,710	\$466,952	\$460,160

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$735,471	\$187,364	\$10,413	\$933,248	\$506,710	\$25,000	\$481,710	\$426,538
2021	\$513,774	\$168,822	\$10,666	\$693,262	\$491,952	\$25,000	\$466,952	\$201,310
2020	\$513,774	\$172,939	\$10,920	\$697,633	\$485,160	\$25,000	\$460,160	\$212,473
2019	\$621,104	\$140,367	\$11,250	\$772,721	\$474,253	\$25,000	\$449,253	\$298,468
2018	\$598,230	\$142,289	\$11,580	\$752,099	\$465,411	\$25,000	\$440,411	\$286,688

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,519.00	Square Foot	44.2	80

## Buildings

<b>Building ID</b>	1722	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD
<b>Style</b>	2 STORY ELEV FOUNDATION	<b>Year Built</b>	1928
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2005
<b>Building Name</b>		<b>Foundation</b>	CONC BLOCK
<b>Gross Sq Ft</b>	1704	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	1134	<b>Roof Coverage</b>	METAL
<b>Stories</b>	2 Floor	<b>Flooring Type</b>	SFT/HD WD
<b>Condition</b>	AVERAGE	<b>Heating Type</b>	FCD/AIR DUCTED with 0% NONE
<b>Perimeter</b>	150	<b>Bedrooms</b>	3

Functional Obs 0  
 Economic Obs 0  
 Depreciation % 26  
 Interior Walls WD PANL/CUSTOM

Full Bathrooms 2  
 Half Bathrooms 0  
 Grade 500  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	105	0	52
DUF	FIN DET UTILIT	150	0	50
FHS	FINISH HALF ST	315	0	72
FLA	FLOOR LIV AREA	1,134	1,134	150
<b>TOTAL</b>		<b>1,704</b>	<b>1,134</b>	<b>324</b>

### Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
TILE PATIO	2002	2003	20 x 20	1	400 SF	3
FENCES	2002	2003	5 x 88	1	440 SF	2
CONC PATIO	2002	2003	8 x 8	1	64 SF	2
FENCES	2002	2003	4 x 20	1	80 SF	2
BRICK PATIO	2015	2016	0 x 0	1	762 SF	2
RES POOL	2014	2024	12 x 12	1	144 SF	2

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/24/2024	\$1,405,000	Warranty Deed	2448963	3259	2258	19 - Unqualified	Improved		
9/14/2023	\$100	Quit Claim Deed	2431931	3242	1517	11 - Unqualified	Improved		
12/28/2003	\$785,000	Warranty Deed		1968	0059	T - Unqualified	Improved		
10/18/2000	\$240,000	Warranty Deed		1658	1716	Q - Qualified	Improved		

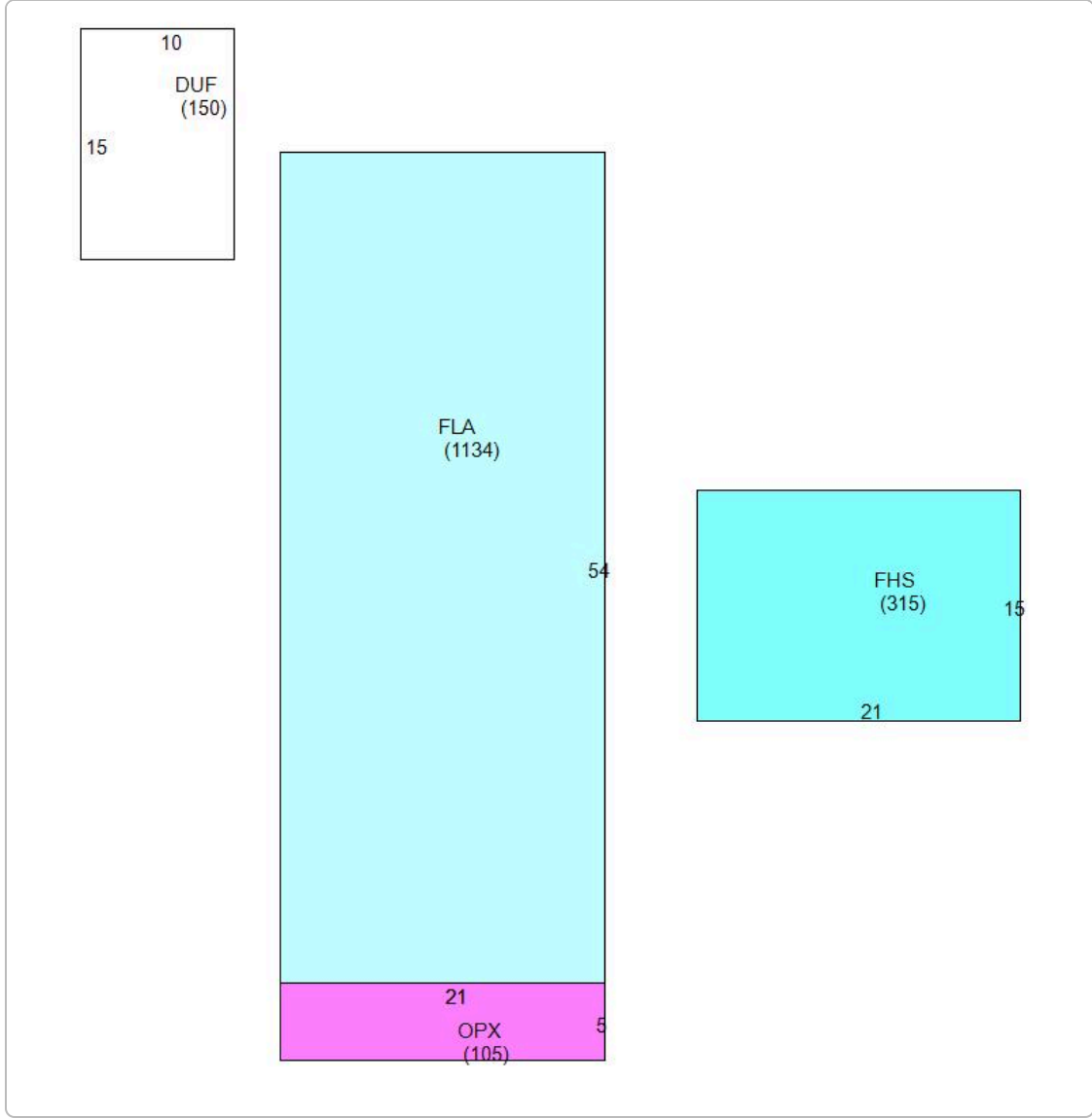
### Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
24-1053	5/2/2024		\$0	Residential	Update 2 bathrooms, retile all fixtures to stay in same location
24-1056	5/1/2024		\$0	Residential	RENOVATION EXTERIOR
24-1040	4/24/2024		\$0	Residential	Replace both split systems with new Rheem split systems.
24-0786	3/25/2024		\$21,000	Residential	Remove & replace coping, WL tile, plumbing equipment, plaster
24-0614	3/13/2024		\$21,000	Residential	Install new plumbing fixtures
24-0405	2/20/2024		\$0		Demo Existing Flooring, Bathroom, and A/C
24-0405	2/20/2024		\$0	Residential	Demo Existing Flooring, Bathroom, and A/C
BLD2021-2720	10/1/2021	10/30/2023	\$7,743	Residential	A/C REPLACEMENT
15-0301	2/4/2015	12/31/2015	\$2,400		REMOVE WOOD DECK AND REPLACE WITH 363 SF OF PAVERS
8-3542	10/2/2008	12/23/2008	\$1,100		FILL IN BACKYARD POOL WITH CLEAN FILL
05-2748	7/5/2005	9/23/2005	\$1,000		INSTALL 7 ALUMINUM PANELS
03-1942	5/29/2003	7/18/2003	\$20,400		POOL & WIRING
0200199	1/30/2002	8/12/2002	\$1,500		PAINTING
0101885	6/6/2001	8/12/2002	\$99,500		RENOVATIONS
0100721	3/21/2001	8/12/2002	\$3,500		REPAIR SIDING
0003455	10/23/2000	8/12/2002	\$4,000		INTERIOR WORK

### View Tax Info

[View Taxes for this Parcel](#)

### Sketches (click to enlarge)



Photos



