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**Historic Architectural Review Commission  
Staff Report for Item 9**

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

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** July 24, 2018

**Applicant:** Meridian Engineering

**Application Number:** H18-03-0032

**Address:** #1409 White Street

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**Description of Work:**

Repairs and changes of windows in main house. New rear covered porch. Raise existing garage and conversion to a pool house. New addition to garage.

**Site Facts:**

The two-story, frame vernacular structure is listed as a contributing structure built c.1920, per the survey. The structure first appears on the 1926 Sanborn map as a one-story structure with a one-story front porch. On the 1962 Sanborn map, the structure was expanded into a two-story structure with a one-story front porch. The c.1965 photograph shows that the two-story structure that is still in existence today with the enclosed front porch and a side exterior staircase that at some point was removed. At some point, the property was converted from a duplex back into single-family residence. Even though the second story was added sometime between 1948 and 1962, all of the windows are historic wood windows, with the exception of one-bathroom window on the rear, which is jalousie.

In the rear of the property is a historic garage. It does not appear the Sanborn maps, but was visible in the 1965 photograph.

**Guidelines Cited in Review:**

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 4, 5, 6, 9 and 10.

Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 1, 2, 5, 6, 11, 12, 13, 14, 19, 22, 25, and 30.

### **Staff Analysis**

This Certificate of Appropriateness proposes adding a new covered porch onto the rear of the structure. The new porch will be approximately a foot below the existing rear additions. The applicant is also proposing to reopen the front porch by removing the existing jalousie windows. A new hole will have to be cut through the center of the porch so that the entranceway is accessible from White Street. The Bahama shutters on the house will be removed, and the historic windows will be repaired. A doorway on the second floor will be removed, and some windows will be relocated. One new window will be installed on the south side elevation.

The historic garage in the rear will be elevated almost two feet, repaired, and converted into a pool house. A small addition will be added onto the garage/pool house to create a bathroom. New doors will be installed on the side of the garage/pool house facing the pool area.

### **Consistency with Guidelines**

The proposed addition to the contributing building is located on the rear and will be very small compared to the historic structure. The new addition will be lower in height than the historic additions. The historic wood windows will be repaired and exposed with the removal of the inappropriate Bahama shutters.

While the garage will be elevated almost two feet, it won't ruin the historic character of the garage and will find a new life for the building.

Therefore, staff finds the project is consistent with the guidelines.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

|                   |                         |                |
|-------------------|-------------------------|----------------|
| HARC COA #        | REVISION #              | INITIAL & DATE |
| FLOOD ZONE<br>AE6 | ZONING DISTRICT<br>HMDR | BLDG PERMIT #  |

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

ADDRESS OF PROPOSED PROJECT:

1409 White St. Key West, FL

NAME ON DEED:

Vidya, Yatish Goyal

PHONE NUMBER

315-380-0982

OWNER'S MAILING ADDRESS:

PO Box 4870 Key West, FL

EMAIL

Yatish.Goyal@yahoo.com

APPLICANT NAME:

Meridian Engineering LLC

PHONE NUMBER

305 293 3263

APPLICANT'S ADDRESS:

201 Front St. Ste 203

EMAIL

R.milelli@MeFLKeys.com

Key West FL 33040

APPLICANT'S SIGNATURE:

DATE

6/25/18

**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

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: Interior Remodel, Repair of existing windows. Raise and repair garage to turn into pool House.

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

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

ACCESSORY STRUCTURE(S): *Raising and repair/remodel of Garage.*

|  |                              |
|--|------------------------------|
| PAVERS:  | FENCES:                      |
|  |                              |
| DECKS: <i>New wood deck less than 30" above grade.</i> | PAINTING:                    |
|  |                              |
| SITE (INCLUDING GRADING, FILL, TREES, ETC):            | POOLS (INCLUDING EQUIPMENT): |
|  |                              |
| ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):           | OTHER:                       |
|  |                              |
|  |                              |

| OFFICIAL USE ONLY:             | HARC COMMISSION REVIEW            |                                       | EXPIRES ON:  |          |
|--------------------------------|-----------------------------------|---------------------------------------|--|----------|
| MEETING DATE:                  | <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.**



CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM  
 FOR PROJECTS TO BE REVIEWED BY COMMISSION

This form must be submitted with your application

| Application Type   | Current Fees    | Code |
|--|-----------------|------|
| <b>Major Projects Base Fee- Commission review projects</b>   |                 |      |
| <b>Plus the Following Schedule if The Project Proposes:</b>  | <u>\$400.00</u> | H2   |
| Demolition of non-historic or non-contributing structures  | \$100.00        | H4   |
| Demolition of historic or contributing structures  | \$200.00        | HA   |
| Relocation of a structure on its current site  | \$200.00        | HB   |
| Relocation of a structure on another site  | \$300.00        | HC   |
| Request of non-contributing value  | \$300.00        | HD   |
| Nomination for contributing resource or review a nomination for the National Register of Historic Places | \$150.00        | HE   |
| <b>Mural Projects</b>  | \$100.00        | HG   |
| <b>Verification Letter for Historic Status</b>   | \$400.00        | H9   |
| <b>Economic Hardship Application Fee</b>   |                 |      |
| Residential Owner with Homestead   | \$15.00         | HJ   |
| Residential Owner without Homestead  | \$50.00         | HK   |
| All Commercial properties  | \$100.00        | HL   |
| <b>All Fees Will Be Double For All After The Fact Projects</b>   | \$_____ x 2     | HF   |

TOTAL OF APPLICATION FEE: \$ 400.00

Project Address: 1409 white

Comments: Fix notes on plans to match window repair. Need site plan existing and proposed. Need to work out ~~garage~~ garage overhang. Need front elevation existing & proposed showing route and garage.

Date of Pre-Application Meeting: 6/21/18

By Staff: Kelly Jew

To the Historic Architectural Review Commission (HARC)  
City of Key West  
1300 White St  
Key West, FL 33040

Re: 1409 White St's garage

To Whom It May Concern,

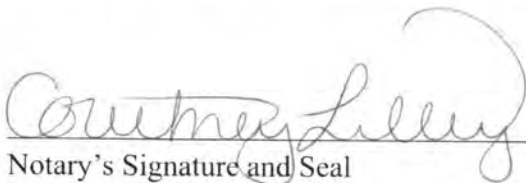
My name is Jeff Baker. I am the owner of 1407 White St, the property adjacent to 1409 White Street, owned by Yatish Goyal.

I do not have any objections with the Goyal family raising the garage structure, located at the shared property line with a roof overhang of less than 1 foot, to "above flood" elevation.

  
\_\_\_\_\_  
Signature

6/25/18  
\_\_\_\_\_  
Date

Subscribed and sworn to (or affirmed) before me on 6/25/18 (date) by Jeffrey Baker (name of affiant), he/she is personally known to me or has presented New York State Drivers License as identification.

  
\_\_\_\_\_  
Notary's Signature and Seal

**COURTNEY L LILLEY**  
Notary Public, State of New York  
Qualified in Dutchess County  
No. 01LI6362152  
Commission Expires July 24, 2021

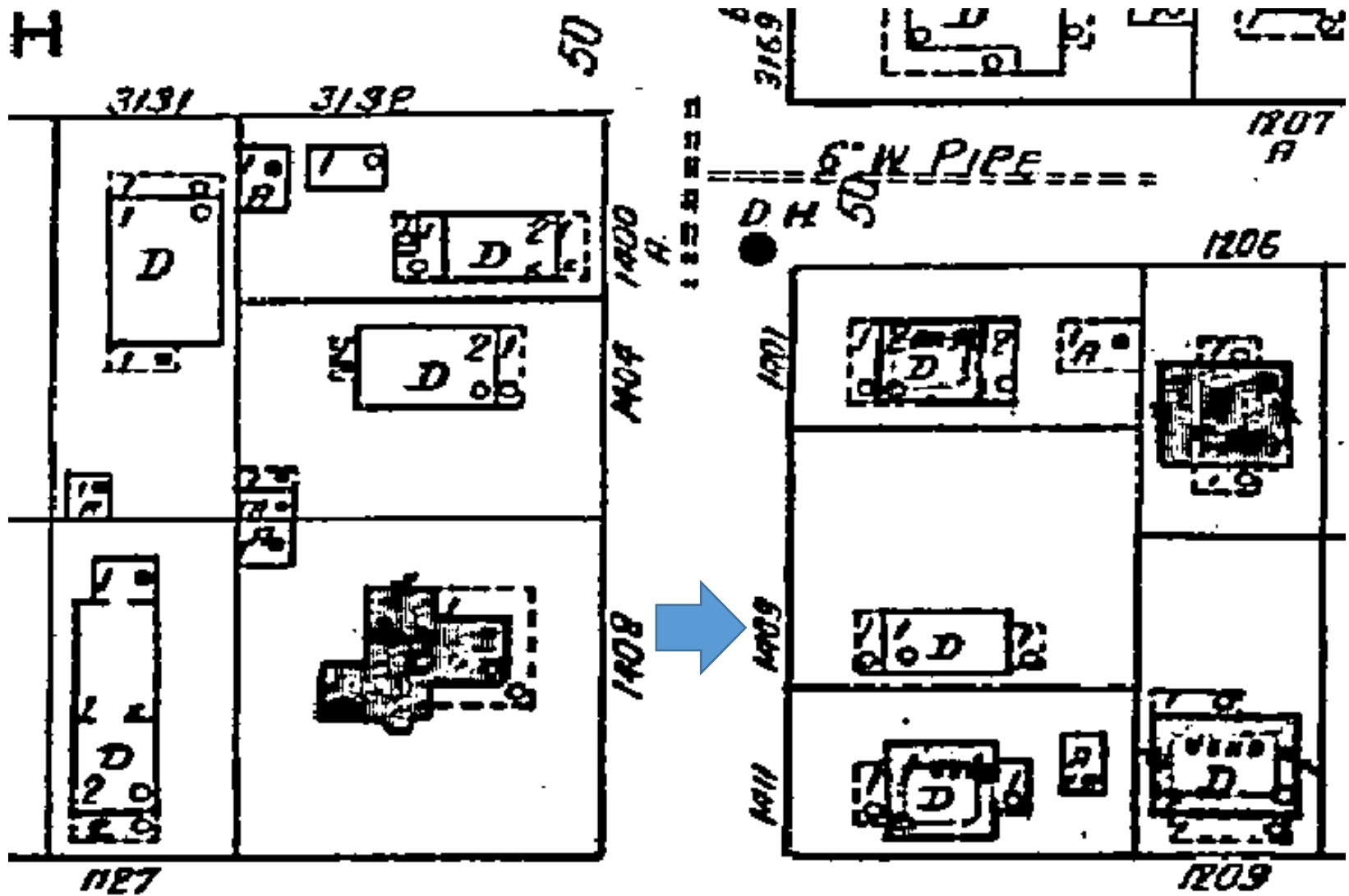
Courtney Lilley Name of Acknowledger printed or stamped

Notary Title or Rank

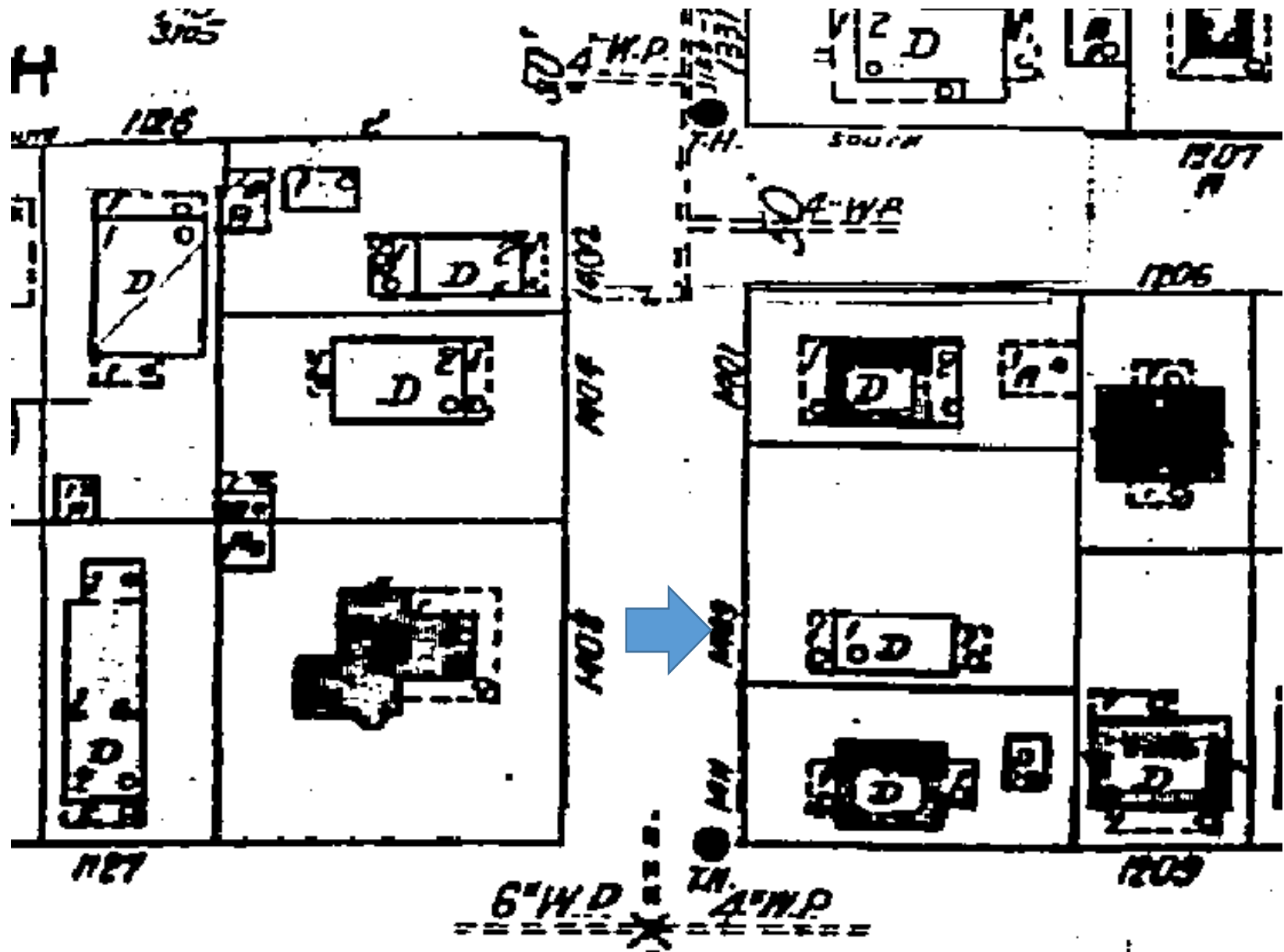
01LI6362152 Commission Number, if any

# SANBORN MAPS

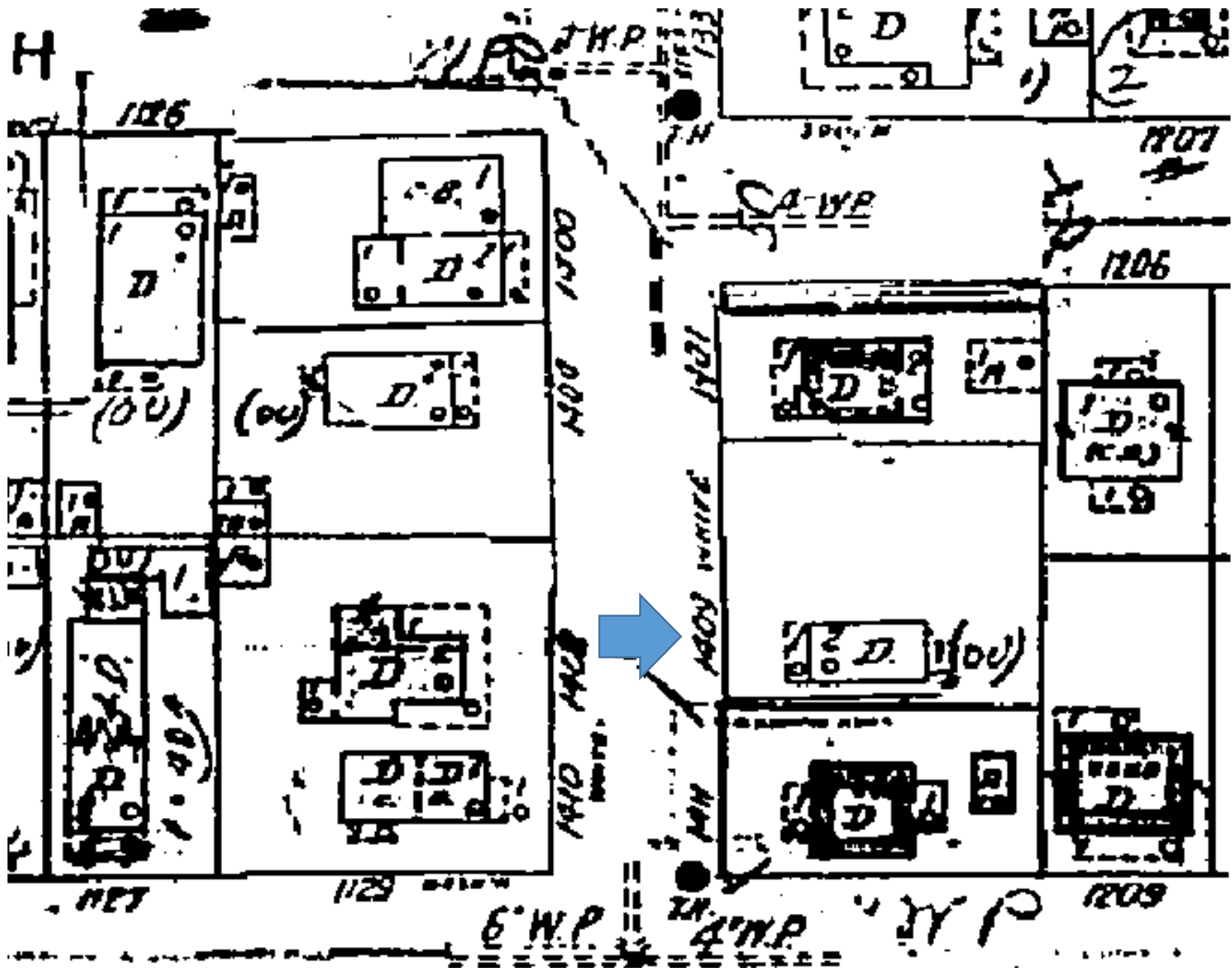




1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



Property Appraiser's Photograph, c.1965. Monroe County Public Library.

HARC Application 1409 White St.

## 1. Front Elevation Photograph



Prepared by Meridian Engineering, LLC

HARC Application 1409 White St.

## 2. Rear Elevation Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 1409 White St.

### 3. Rear Elevation Photograph:



Prepared by Meridian Engineering, LLC



HARC Application 1409 White St.

**4.Side elevation Photograph:**



Prepared by Meridian Engineering, LLC

HARC Application 1409 White St.

**5.Side elevation:**



Prepared by Meridian Engineering, LLC

HARC Application 1409 White St.

**6. Property to the right:**



Prepared by Meridian Engineering, LLC

HARC Application 1409 White St.

**7. Property to the left:**



Prepared by Meridian Engineering, LLC

HARC Application 1409 White St.

**8. Property across the street:**



Prepared by Meridian Engineering, LLC

HARC Application 1409 White St.

## 9.Existing Garage:



Prepared by Meridian Engineering, LLC

# SURVEY

# MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

PART OF TRACT 19

WILLIAM A. WHITEHEAD'S MAP DELINEATED FEBRUARY 1829

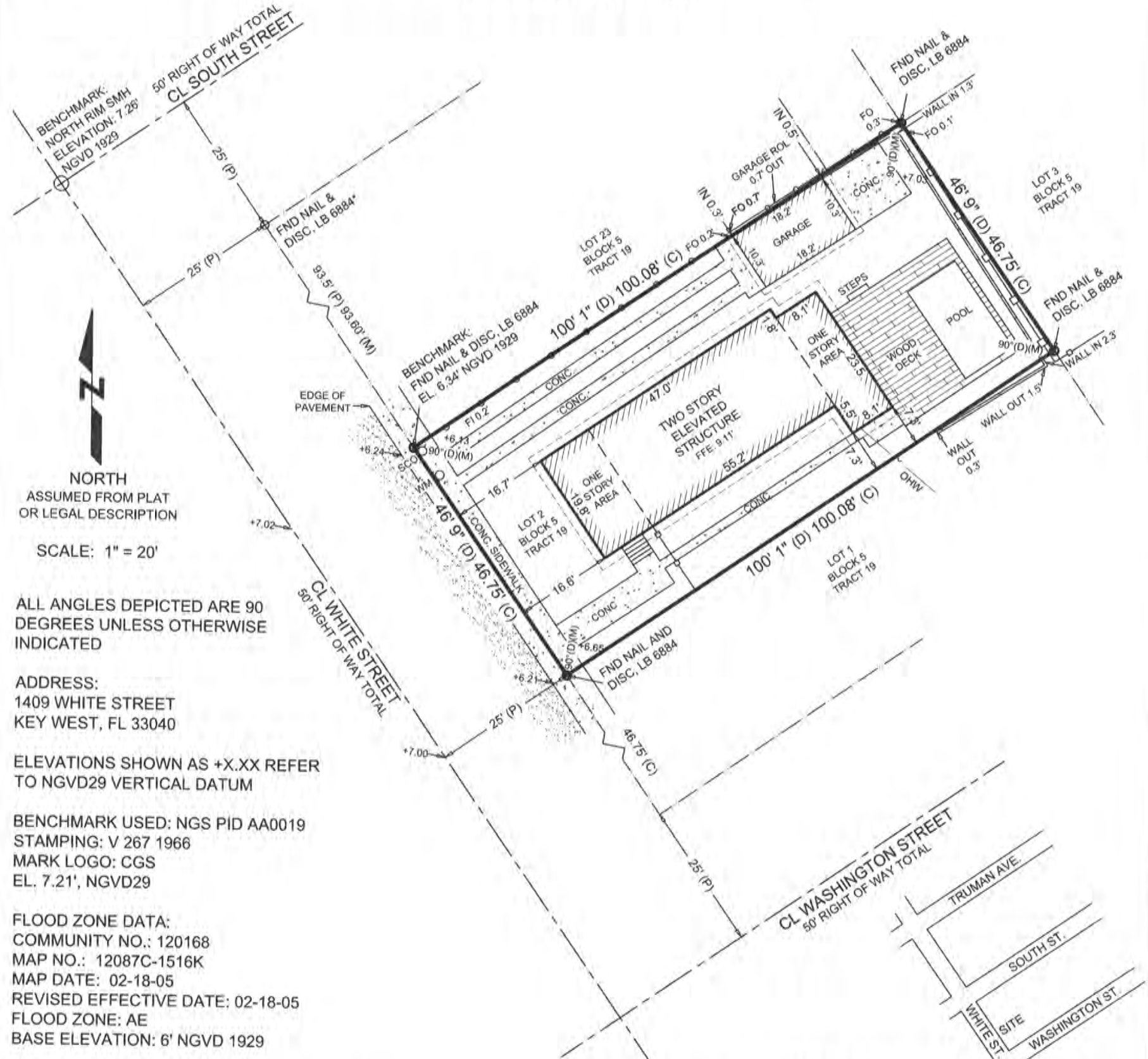
BEING LOT 2, BLOCK 5, TRACT 10

W.A. GWYNN'S MAP OR PLAT OF THE ISLAND OF KEY WEST

PLAT BOOK 1, PAGE 34

CITY OF KEY WEST, FLORIDA

\* CL MONUMENTATION SHOWN HEREON IS FROM A PREVIOUS SURVEY BY R. E. REECE, P.A. DATED 12/21/04 AND MAY NOT BE PRESENT AT THE TIME OF THIS SURVEY DUE TO RECENT SEWER CONSTRUCTION AND REPAVEMENT



NORTH  
ASSUMED FROM PLAT  
OR LEGAL DESCRIPTION

SCALE: 1" = 20'

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ADDRESS:  
1409 WHITE STREET  
KEY WEST, FL 33040

ELEVATIONS SHOWN AS +X.XX REFER TO NGVD29 VERTICAL DATUM

BENCHMARK USED: NGS PID AA0019  
STAMPING: V 267 1966  
MARK LOGO: CGS  
EL. 7.21', NGVD29

FLOOD ZONE DATA:  
COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
REVISED EFFECTIVE DATE: 02-18-05  
FLOOD ZONE: AE  
BASE ELEVATION: 6' NGVD 1929



**LEGAL DESCRIPTION:**

On the Island of Key West, known on William A. Whitehead's Map delineated in February 1829 as part of Tract 19, and is better known as Lot 2, in Block 5, in Tract 19 of the Island of Key West, according to a subdivision of said Tract 19 surveyed and made by W.A. Gwynn, surveyor, the map or plat of said subdivision being duly recorded in Monroe County, Recorded in Plat Book 1, Page 34, to which reference is hereby made. The lot conveyed lies on the easterly side of White Street, between Washington and South Streets; and having a frontage of 46'9" on White Street, extending back at right angles to White Street, and parallel with Washington Street 100'1", Monroe County, Florida.

**CERTIFIED TO:**  
YATISH C. AND VIDYA Y. GOYAL

**GENERAL NOTES**

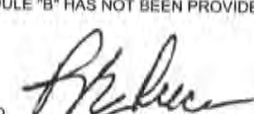
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- 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.
- FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
- MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

| ABBREVIATIONS: |  | ABBREVIATIONS: |   |
|----------------|--|----------------|---|
| BFP            | = BACK-FLOW PREVENTER                  | NGS            | = NATIONAL GEODETIC SURVEY                |
| BO             | = BLOW OUT                             | NGVD           | = NATIONAL GEODETIC VERTICAL DATUM (1929) |
| C              | = CALCULATED                           | OHW            | = OVERHEAD WIRES                          |
| CA             | = CENTRAL ANGLE                        | P              | = PLAT                                    |
| CBW            | = CONCRETE BLOCK WALL                  | PC             | = POINT OF CURVATURE                      |
| CI             | = CURB INLET                           | PCC            | = POINT OF COMPOUND CURVATURE             |
| CL             | = CENTERLINE                           | PCP            | = PERMANENT CONTROL POINT                 |
| CLF            | = CHAINLINK FENCE                      | PI             | = POINT OF INTERSECTION                   |
| CM             | = CONCRETE MONUMENT                    | PID            | = PERMANENT IDENTIFIER                    |
| CONC.          | = CONCRETE                             | POB            | = POINT OF BEGINNING                      |
| CVRD           | = COVERED                              | POC            | = POINT OF COMMENCEMENT                   |
| D              | = DEED                                 | PRC            | = POINT OF REVERSE CURVATURE              |
| DMH            | = DRAINAGE MANHOLE                     | PRM            | = PERMANENT REFERENCE MONUMENT            |
| EB             | = ELECTRIC BOX                         | PT             | = POINT OF TANGENCY                       |
| EL             | = ELEVATION                            | R              | = RADIUS                                  |
| ELEV.          | = ELEVATED                             | ROL            | = ROOF OVERHANG LINE                      |
| EM             | = ELECTRIC METER                       | R/W            | = RIGHT OF WAY                            |
| ENCL           | = ENCLOSURE                            | SCO            | = SANITARY CLEAN-OUT                      |
| F              | = FINISHED FLOOR ELEVATION             | SMH            | = SANITARY MANHOLE                        |
| FH             | = FIRE HYDRANT                         | SV             | = SEWER VALVE                             |
| FI             | = FENCE INSIDE                         | TBM            | = TEMPORARY BENCHMARK                     |
| FO             | = FENCE OUTSIDE                        | TOB            | = TOP OF BANK                             |
| FOL            | = FENCE ON LINE                        | TOS            | = TOE OF SLOPE                            |
| GI             | = GRATE INLET                          | UPC            | = UTILITY POLE CONCRETE                   |
| GL             | = GROUND LEVEL                         | UPM            | = UTILITY POLE METAL                      |
| GW             | = GUY WIRE                             | UPW            | = UTILITY POLE WOOD                       |
| L              | = ARC LENGTH                           | WD             | = WOOD DECK                               |
| LE             | = LOWER ENCLOSURE                      | WDF            | = WOOD FENCE                              |
| LP             | = LIGHT POLE                           | WL             | = WOOD LANDING                            |
| LS             | = LANDSCAPING                          | WM             | = WATER METER                             |
| M              | = MEASURED                             | WV             | = WATER VALVE                             |
| MHWL           | = MEAN HIGH WATER LINE                 |                |   |
| NAVD           | = NORTH AMERICAN VERTICAL DATUM (1988) |                |   |

|                 |           |
|-----------------|-----------|
| SCALE:          | 1"=20'    |
| FIELD WORK DATE | 04/16/18  |
| REVISION DATE   | -/-       |
| SHEET           | 1 OF 1    |
| DRAWN BY:       | GF        |
| CHECKED BY:     | RER       |
| INVOICE #:      | 18040503A |

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.

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

SIGNED   
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622



# PROPOSED DESIGN

**SITE DATA**

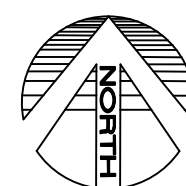
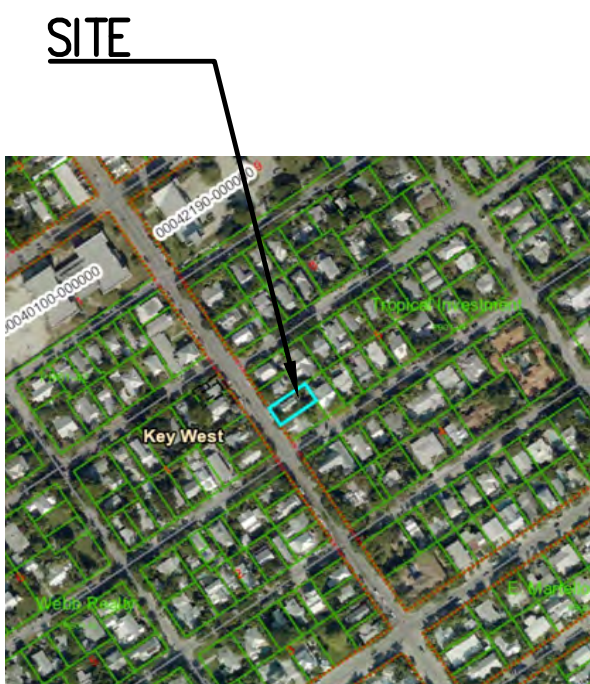
SITE ADDRESS: 1409 WHITE ST. KEY WEST, FL 33040  
 RE: 00041330-000000  
 ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)  
 FLOOD ZONE: AEG  
 F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05  
 SECTION/TOWNSHIP/RANGE: 5-68-25  
 LEGAL DESCRIPTION: KW TROPICAL BLDG AND INVESTMENT CO SUB LOT 2 SQR 5 TR 19 PB1-34 G12-586  
 SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 7.5 FT REAR 15 FT  
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY  
 TYPE OF CONSTRUCTION: VB

**DESIGN DATA**

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.  
 THE FOLLOWING LOADINGS WERE USED:  
 DESIGN LOADS: ASCE 7-10  
 WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF; DECK LL 60 PSF  
 SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.  
 FEMA FLOOD DESIGN PER ASCE 24-14

**INDEX OF DRAWINGS**

- SHEET CS-1 - SITE PLAN, PROJECT DATA, COVER SHEET
- SHEET D-1 - EXISTING/ DEMOLITION FLOOR PLANS
- SHEET D-2 - EXISTING/ DEMOLITION ELEVATIONS
- SHEET A-1 - PROPOSED FLOOR PLAN
- SHEET A-2 - PROPOSED ELEVATIONS
- SHEET A-3 - PROPOSED POOL CABANA

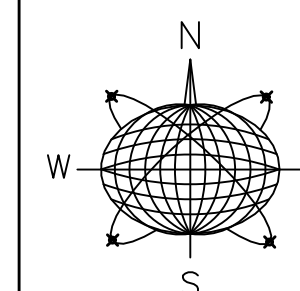


**3** LOCATION MAP  
 CS-1 SCALE: NOT TO SCALE

# HARC SUBMITTAL

1409 WHITE STREET  
 KEY WEST, FLORIDA 33040

| PROJECT DATA      |                           | PROPOSED                          | EXISTING                          | REQUIRED    | VARIANCE REQUESTED |
|-------------------|---------------------------|-----------------------------------|-----------------------------------|-------------|--------------------|
| RE NO.            | 00034820-000000           |                                   |                                   |             |                    |
| SETBACKS:         |                           |                                   |                                   |             |                    |
| FRONT             | 13'-1" TO FRONT STAIRCASE |                                   | 15'-1 3/4"                        | 10'         | NONE               |
| STREET SIDE       | N/A                       |                                   | N/A                               | 7.5'        | NONE               |
| SIDE              | 5'-9 1/2"                 |                                   | 5'-9 1/2"                         | 5'          | NONE               |
| REAR              | 17'-3" TO PORCH           |                                   | 29'-8 1/2"                        | 15'         | NONE               |
| LOT SIZE          | NO CHANGE                 | 4,678 SQ.FT.                      | 4,678 SQ.FT.                      | 4000 SQ.FT. | NONE               |
| BUILDING COVERAGE | 1,777 SQ.FT. 37.9%        | 1,607 SQ.FT. 34.3%                | 1,607 SQ.FT. 34.3%                | 40% MAX     | NONE               |
| FLOOR AREA        | 1,849 SQ.FT. .39          | 1,856 SQ.FT. .39                  | 1,856 SQ.FT. .39                  | 1.0         | NONE               |
| BUILDING HEIGHT   | NO CHANGE                 | 27'-6" TO MAIN BUILDING ROOF PEAK | 27'-6" TO MAIN BUILDING ROOF PEAK | 30' MAX     | NONE               |
| IMPERVIOUS AREA   | 2,276 SQ.FT. 48.6%        | 2,644 SQ.FT. 56.5%                | 2,644 SQ.FT. 56.5%                | 60% MAX     | NONE               |
| OPEN SPACE        | 1,818 SQ.FT. 38.8%        | 1,834 SQ.FT. 39.2%                | 1,834 SQ.FT. 39.2%                | 35% MIN     | NONE               |



Meridian Engineering LLC  
 201 Front Street, Suite 203  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THIS BLOCK  
 RICHARD J. MILELLI  
 PE #58315

General Notes:

**HARC SUBMITTAL**

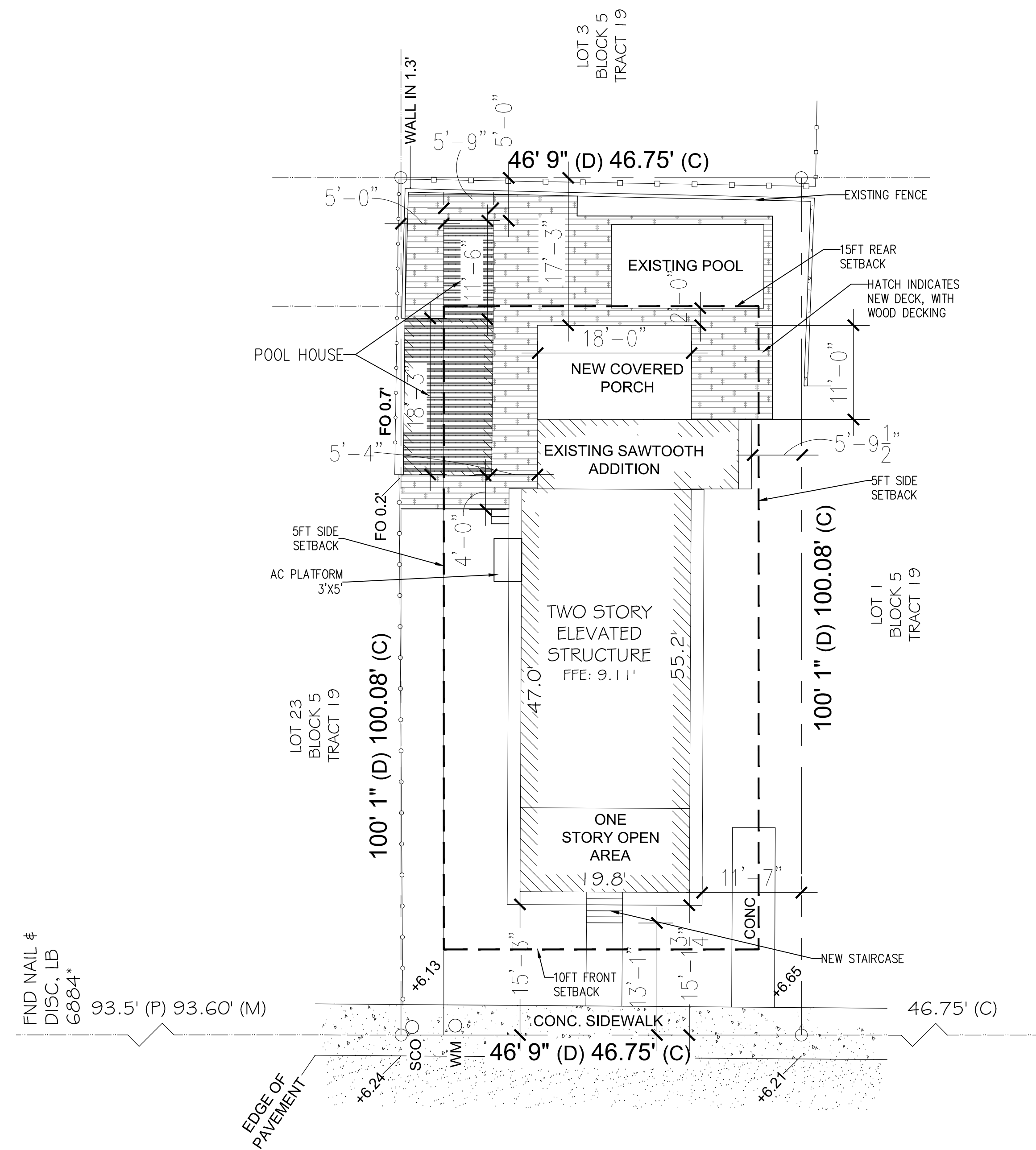
1409 WHITE ST  
 KEY WEST, FLORIDA

Drawn By: JMT  
 Checked By: RJM  
 Project No. Scale: AS NOTED  
 AutoCad File No.

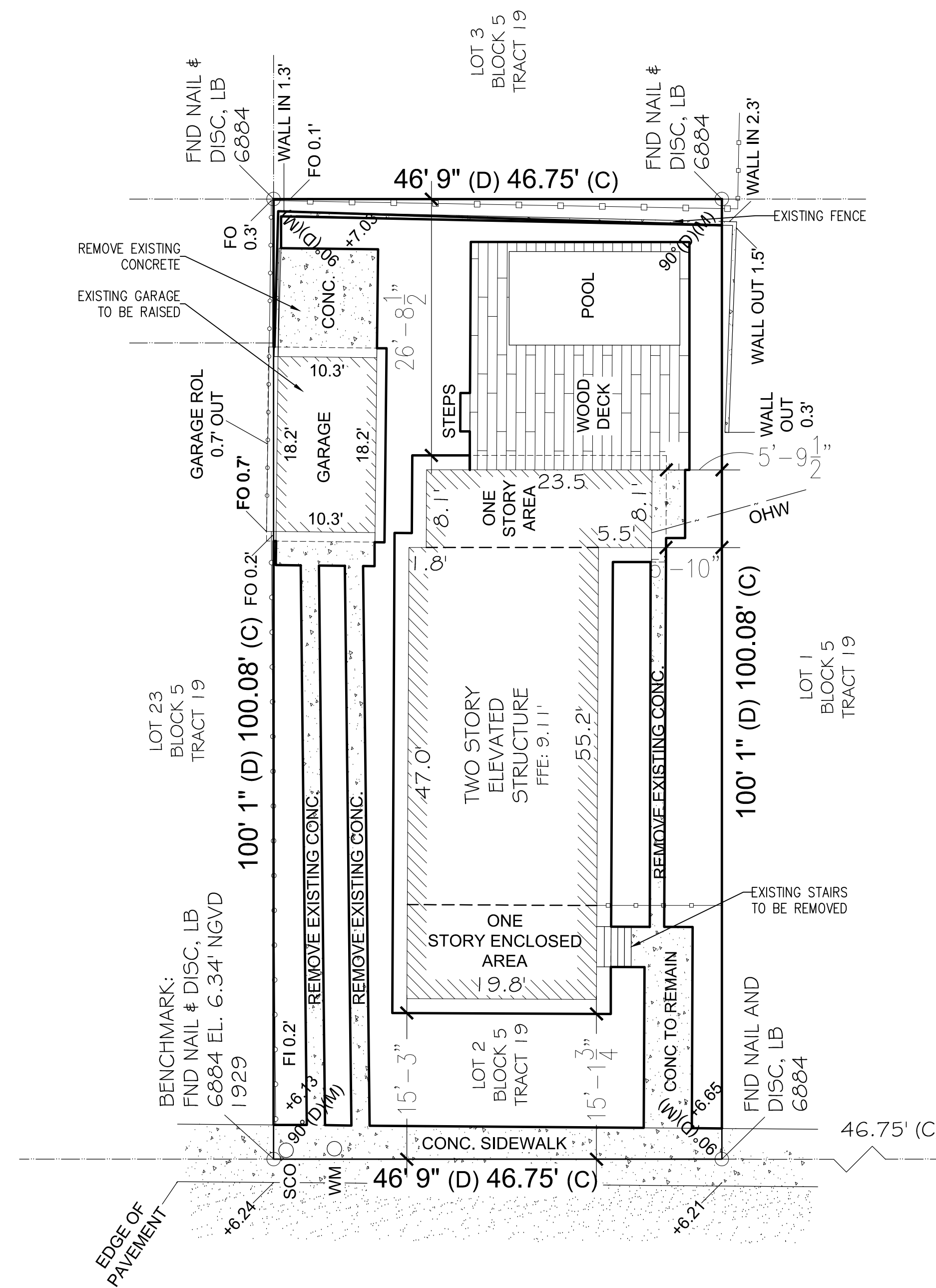
Revisions:

Title:  
 COVER SHEET AND SITE PLANS

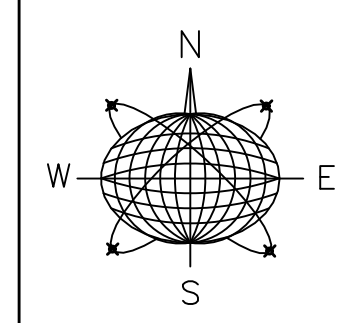
Sheet Number:  
**CS-1**  
 Date: MAY 21, 2018



CL WHITE STREET  
 50' RIGHT OF WAY TOTAL  
**2** PROPOSED SITE PLAN  
 CS-1 SCALE: 1" = 10'-0"



CL WHITE STREET  
 50' RIGHT OF WAY TOTAL  
**1** EXISTING SITE PLAN  
 CS-1 SCALE: 1" = 10'-0"



Meridian Engineering LLC  
 201 Front Street, Suite 203  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
 SIGNED AND SEALED BY THIS BLOCK  
 RICHARD J. MILELLI  
 PE #58315

General Notes:

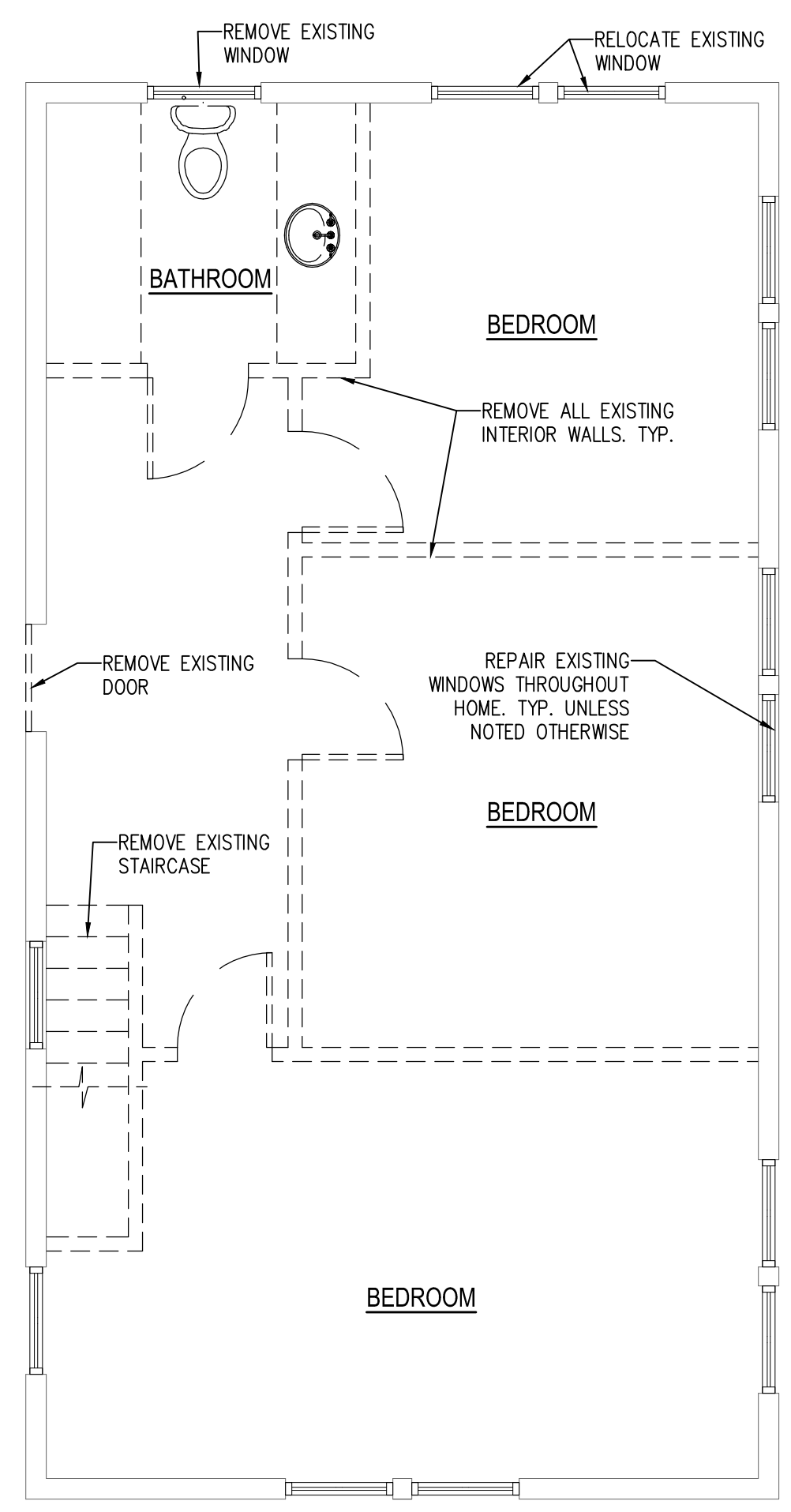
**HARC SUBMITTAL**  
 1409 WHITE ST  
 KEY WEST, FLORIDA

|                  |                    |
|------------------|--------------------|
| Drawn By:<br>JMT | Checked By:<br>RJM |
| Project No.      | Scale:<br>AS NOTED |
| AutoCad File No. |                    |

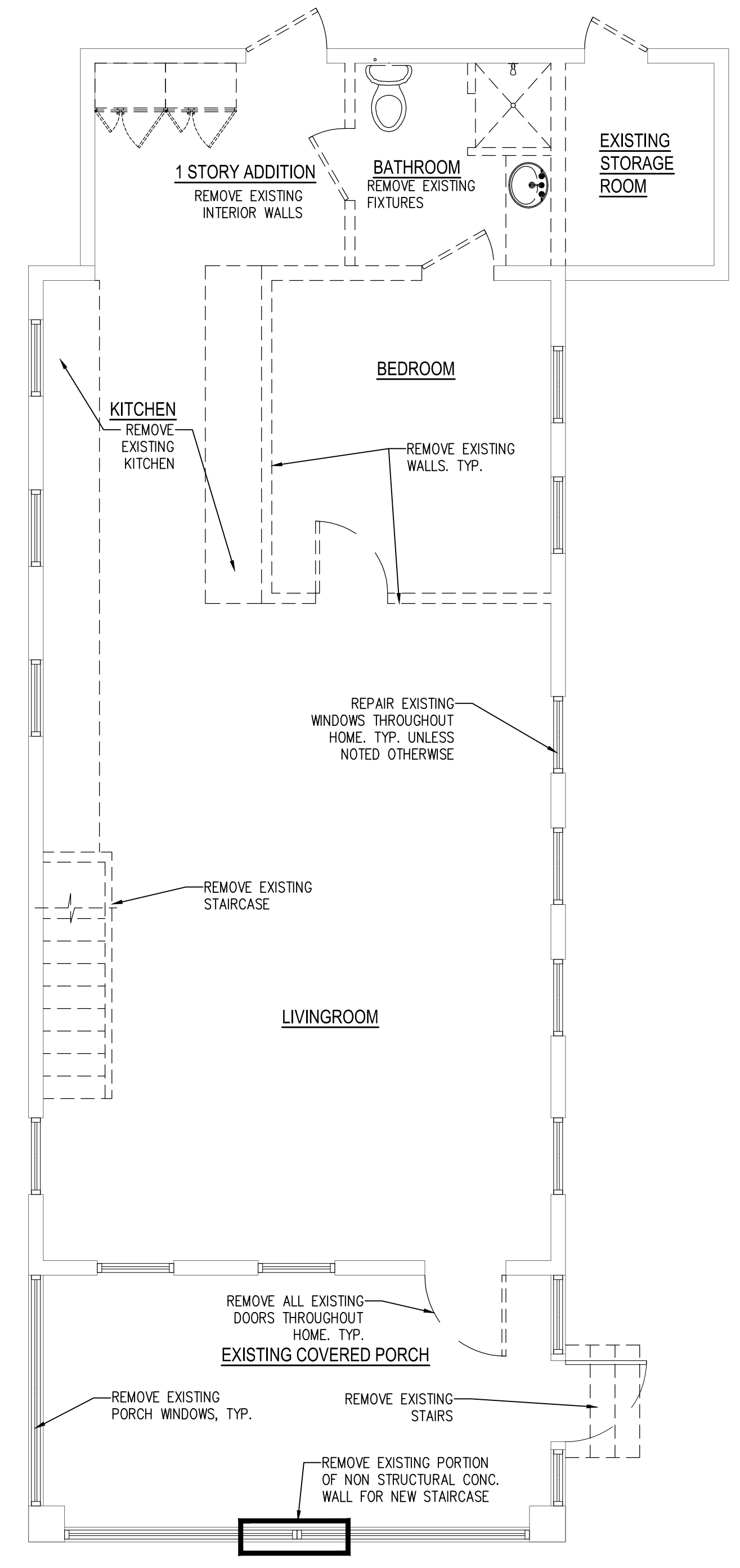
Revisions:

Title:  
**EXISTING FLOOR PLANS**

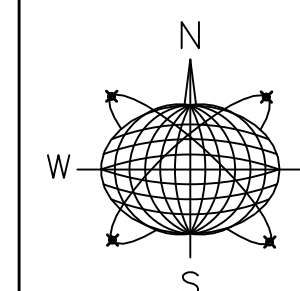
Sheet Number:  
**D-1**  
 Date: MAY 21, 2018



**2** **DEMOLITION SECOND FLOOR PLAN**  
 D-1 SCALE: 1/4" = 1'-0"



**1** **DEMOLITION FIRST FLOOR PLAN**  
 D-1 SCALE: 1/4" = 1'-0"



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 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph.305-293-3263 fax:293-4899

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 RICHARD J. MILELLI  
 PE #58315

General Notes:

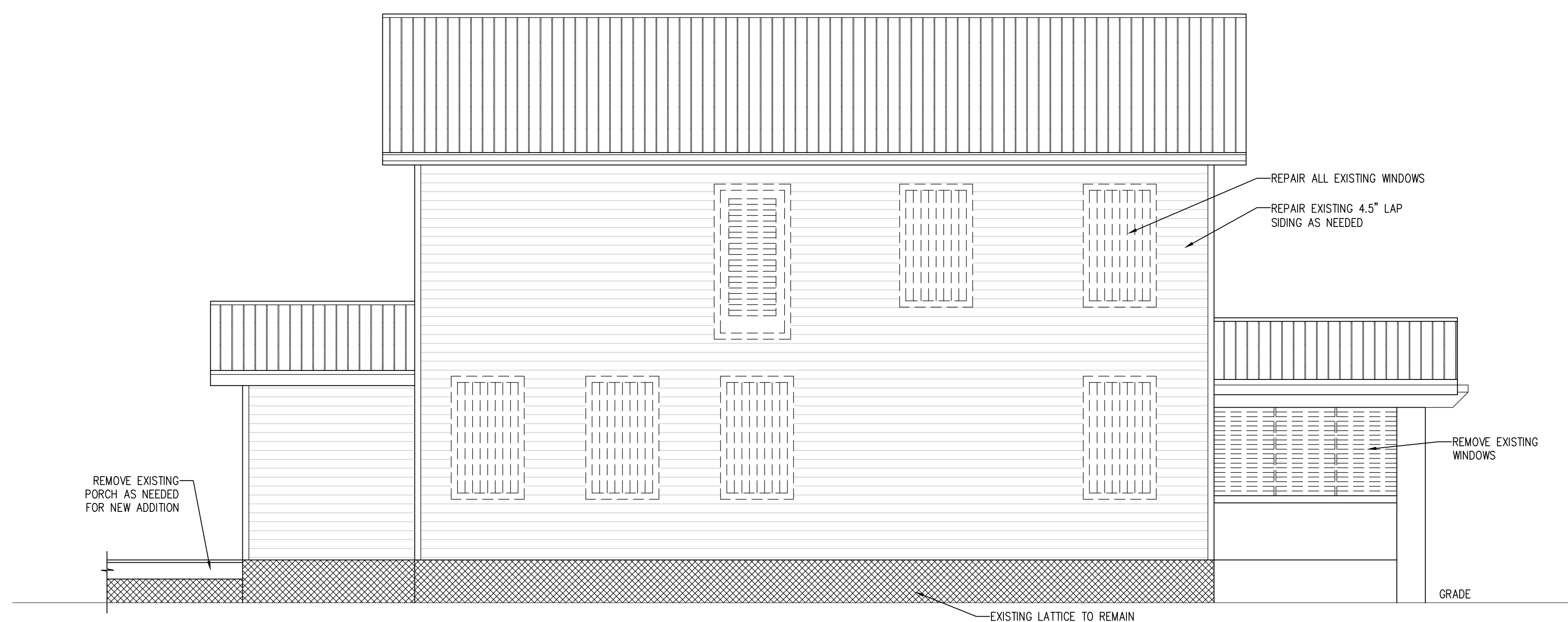
HARC SUBMITTAL  
 1409 WHITE ST  
 KEY WEST, FLORIDA

|                  |             |
|------------------|-------------|
| Drawn By:        | Checked By: |
| JMT              | RJM         |
| Project No.      | Scale:      |
|                  | AS NOTED    |
| AutoCad File No. |             |

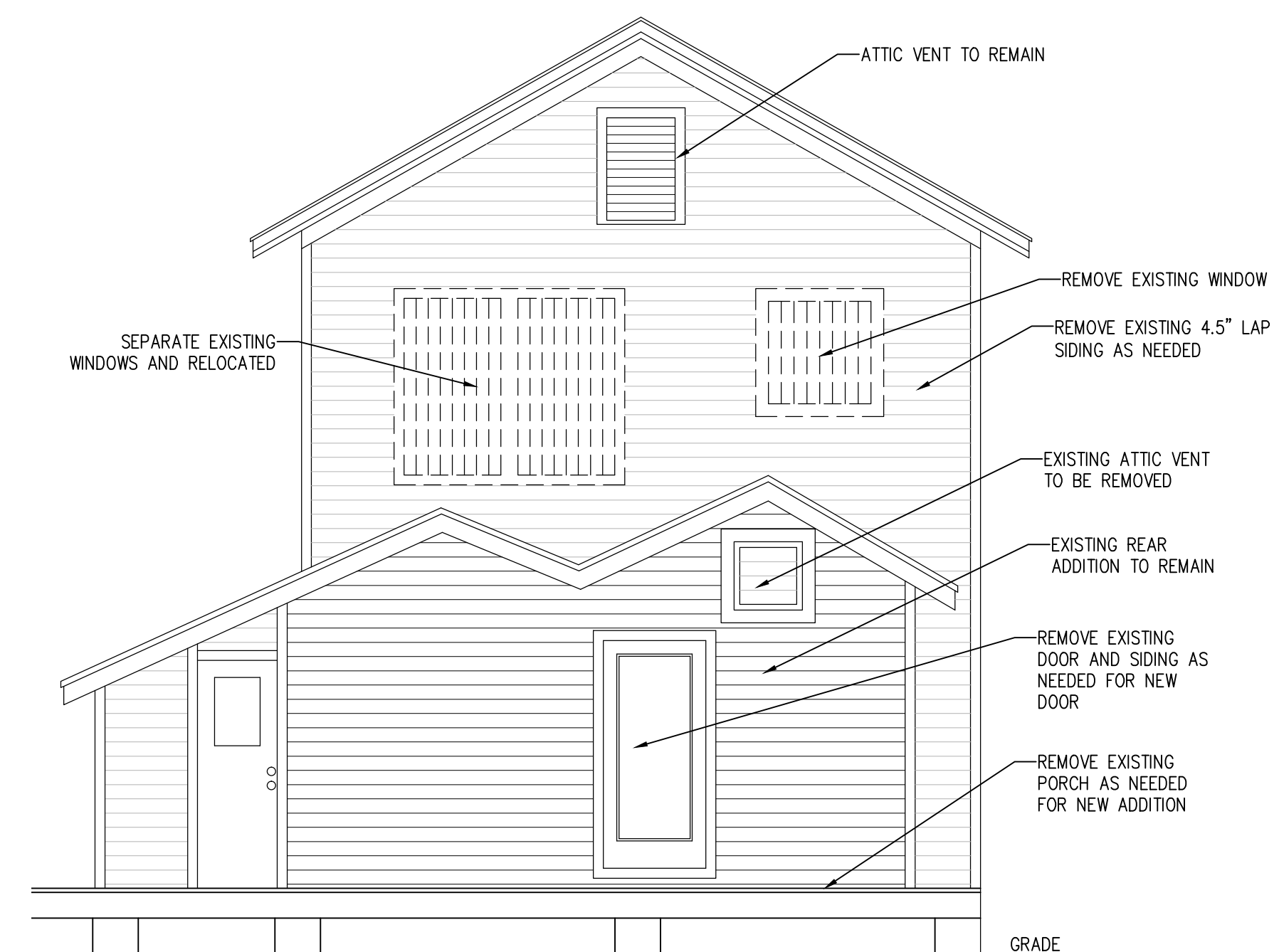
Revisions:

Title:  
 EXISTING ELEVATIONS

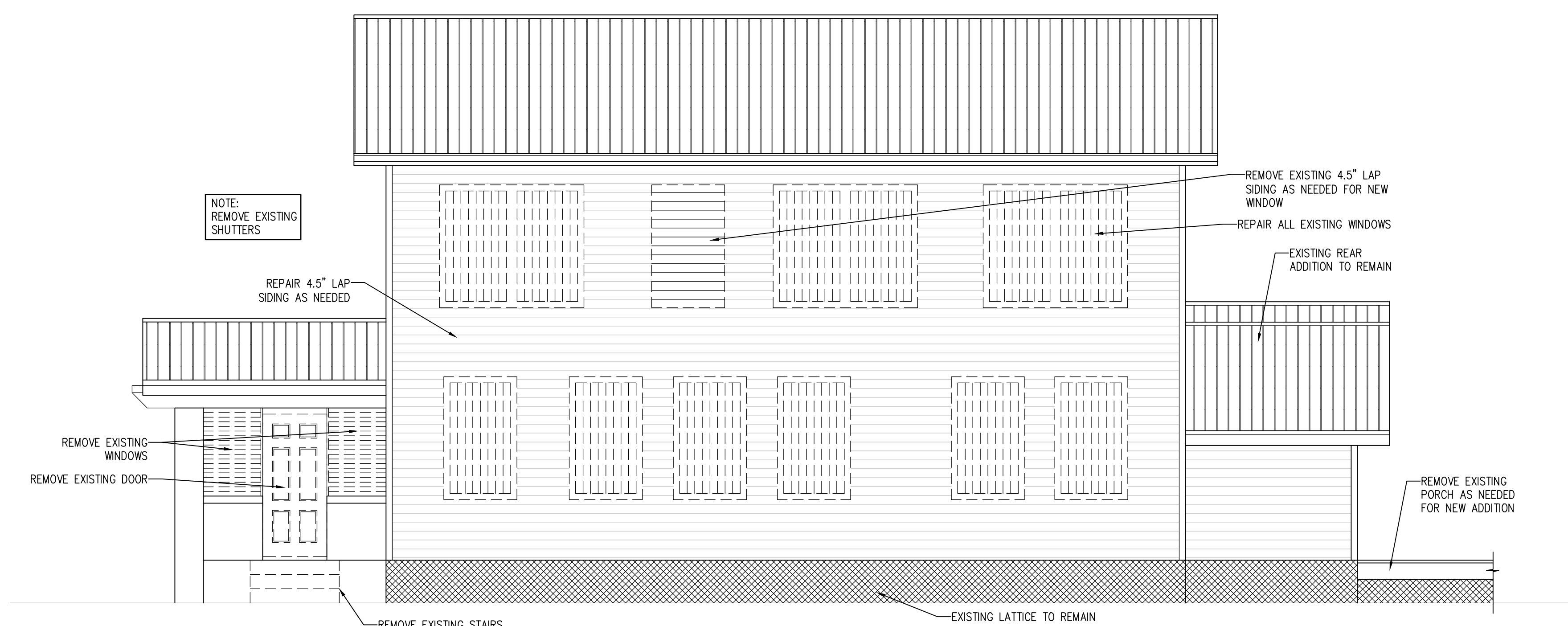
Sheet Number:  
**D-2**  
 Date: MAY 21, 2018



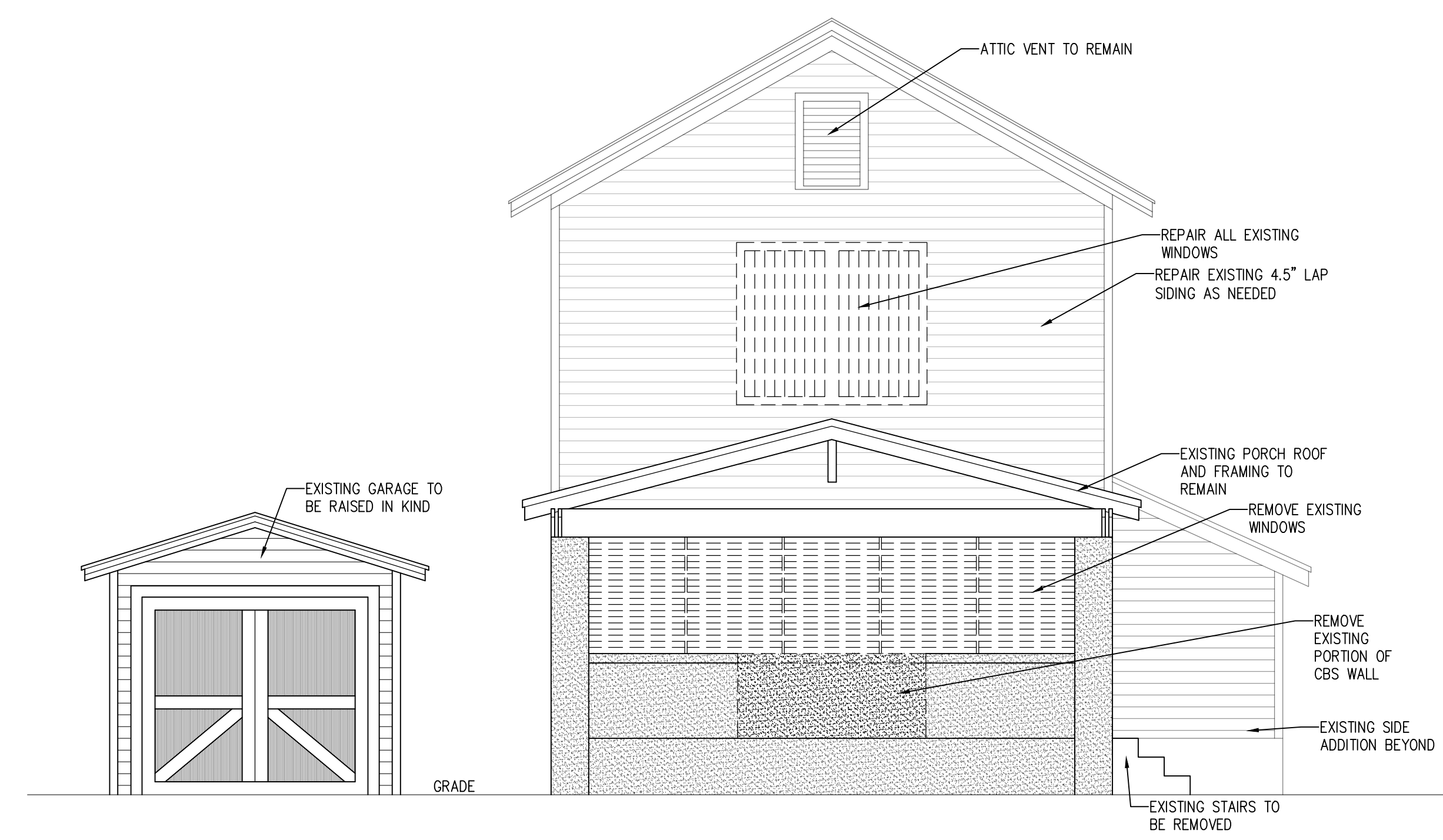
**3** EXISTING SIDE ELEVATION  
 D-2 SCALE: 1/4" = 1'-0"



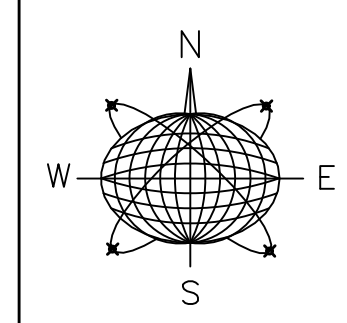
**4** EXISTING REAR ELEVATION  
 D-2 SCALE: 1/4" = 1'-0"



**2** EXISTING SIDE ELEVATION  
 D-2 SCALE: 1/4" = 1'-0"



**1** EXISTING FRONT ELEVATION  
 D-2 SCALE: 1/4" = 1'-0"



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 Key West, Florida 33040  
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 RICHARD J. MILELLI  
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General Notes:

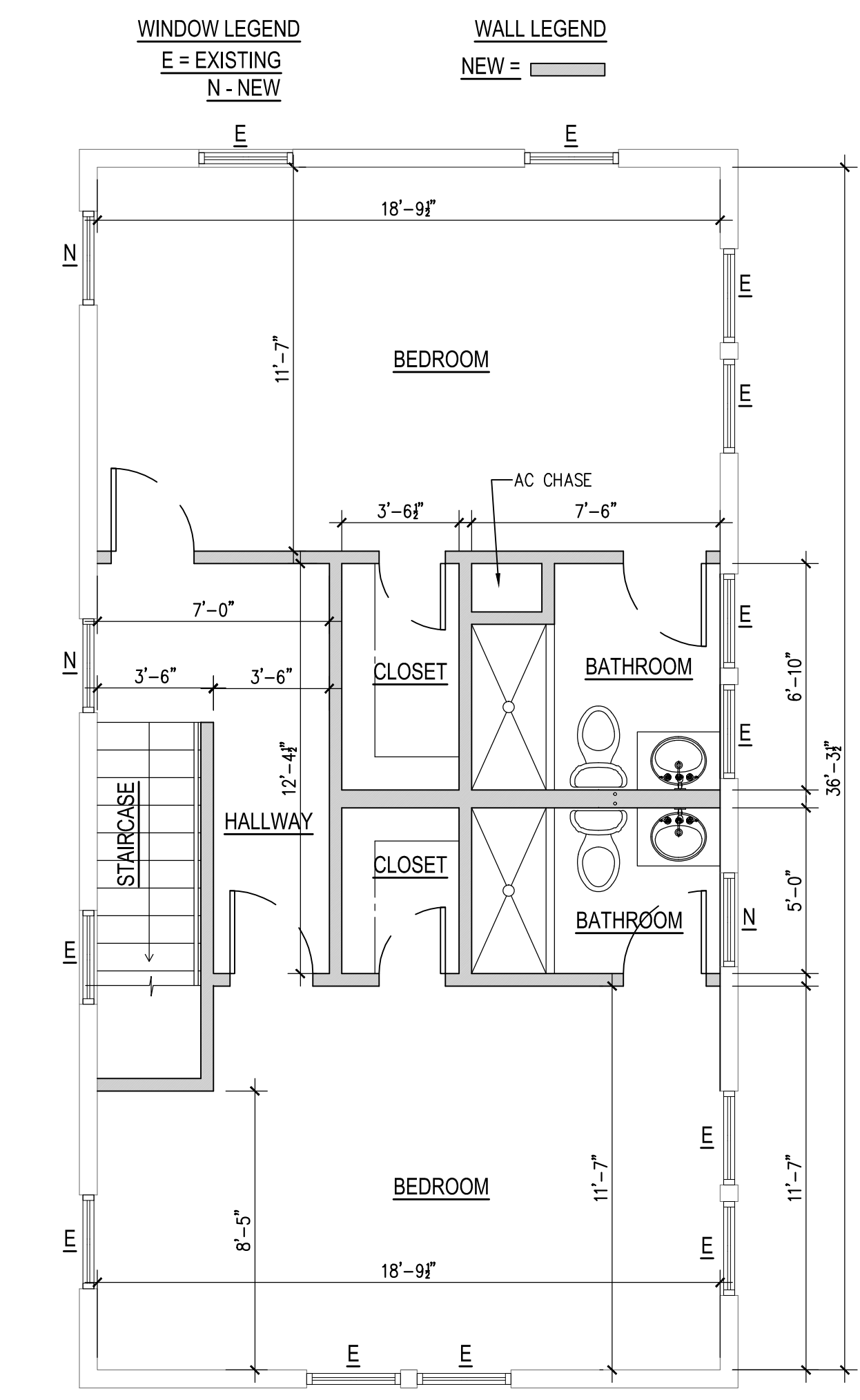
**HARC SUBMITTAL**  
 1409 WHITE ST  
 KEY WEST, FLORIDA

|                  |                    |
|------------------|--------------------|
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| Project No.      | Scale:<br>AS NOTED |
| AutoCad File No. |                    |

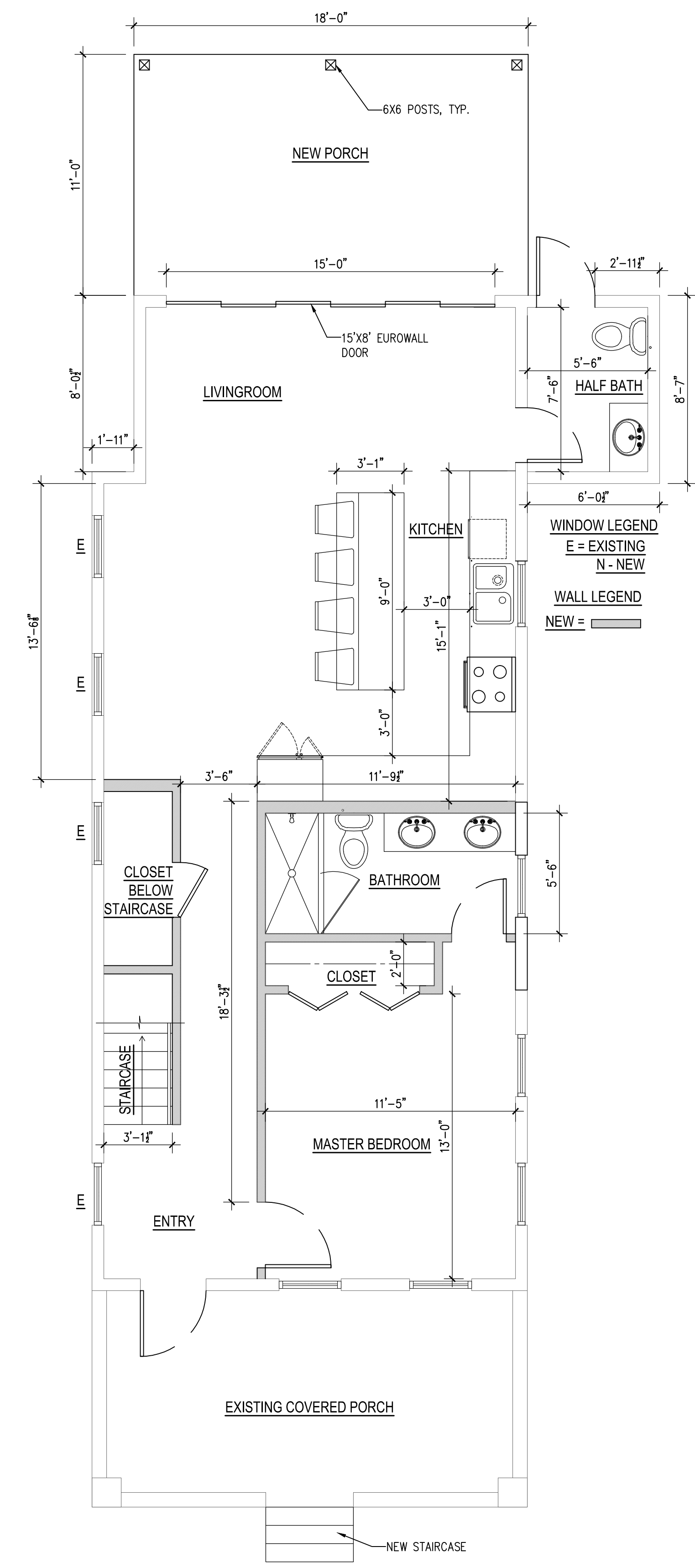
Revisions:

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**PROPOSED FLOOR PLANS**

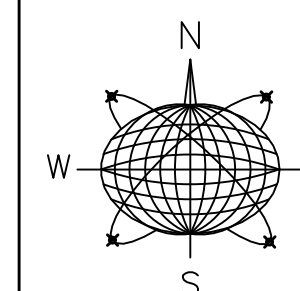
Sheet Number:  
**A-1**  
 Date: MAY 21, 2018



**2** PROPOSED SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



**1** PROPOSED FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



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 Key West, Florida 33040  
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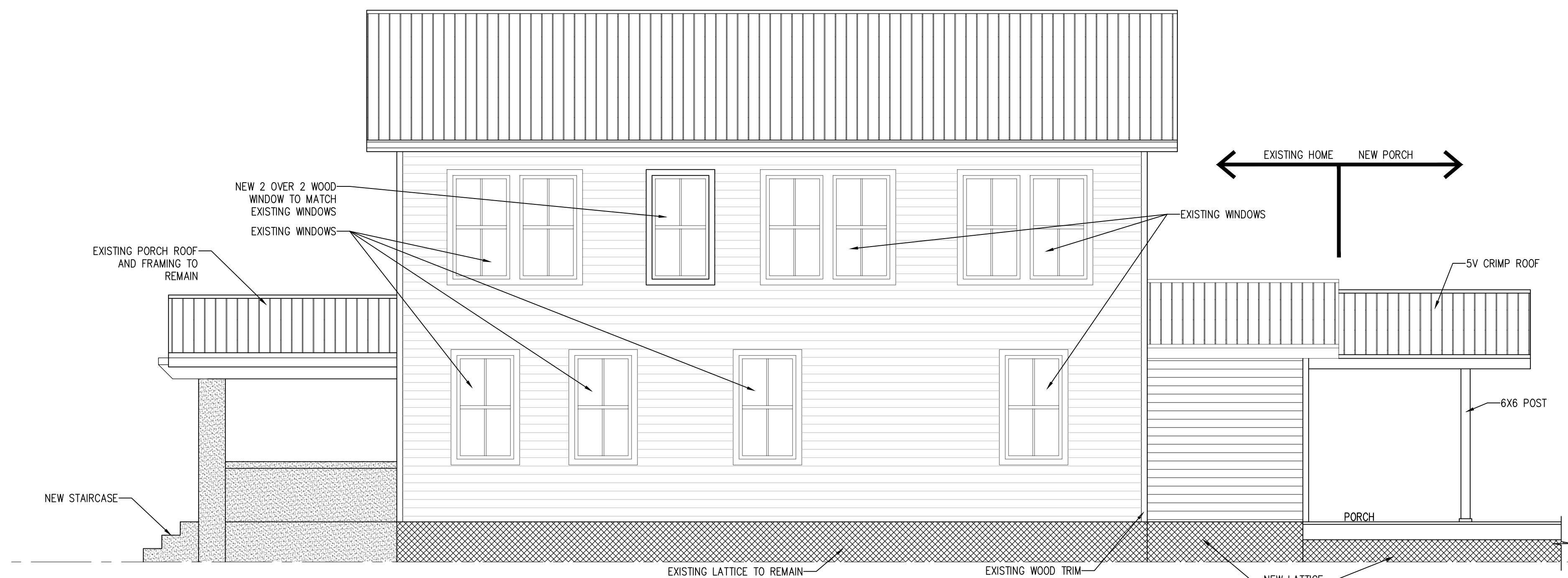
HARC SUBMITTAL  
 1409 WHITE ST  
 KEY WEST, FLORIDA

|                  |             |
|------------------|-------------|
| Drawn By:        | Checked By: |
| JMT              | RJM         |
| Project No.      | Scale:      |
|                  | AS NOTED    |
| AutoCad File No. |             |

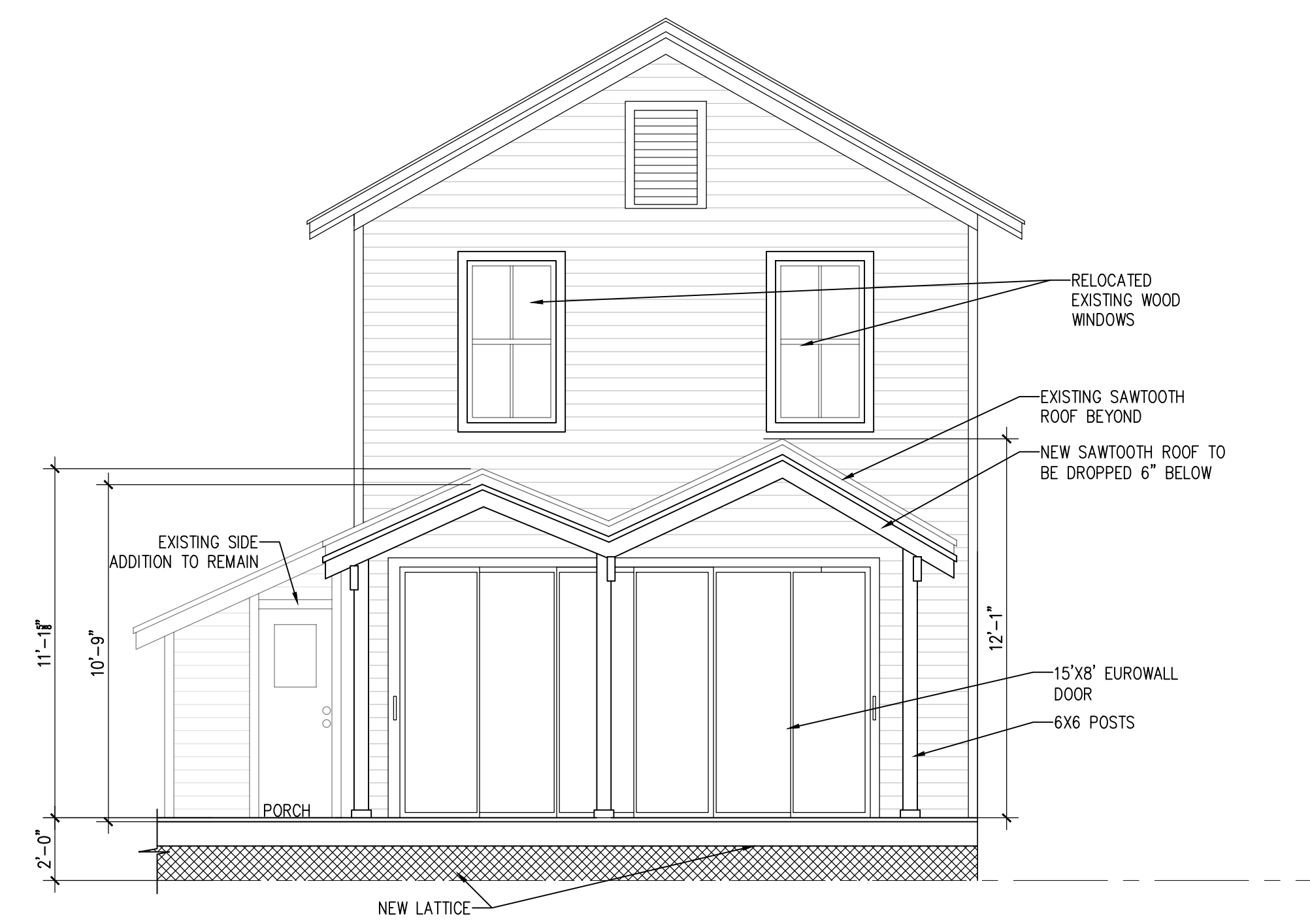
Revisions:

Title:  
 PROPOSED ELEVATIONS

Sheet Number:  
**A-2**  
 Date: MAY 21, 2018



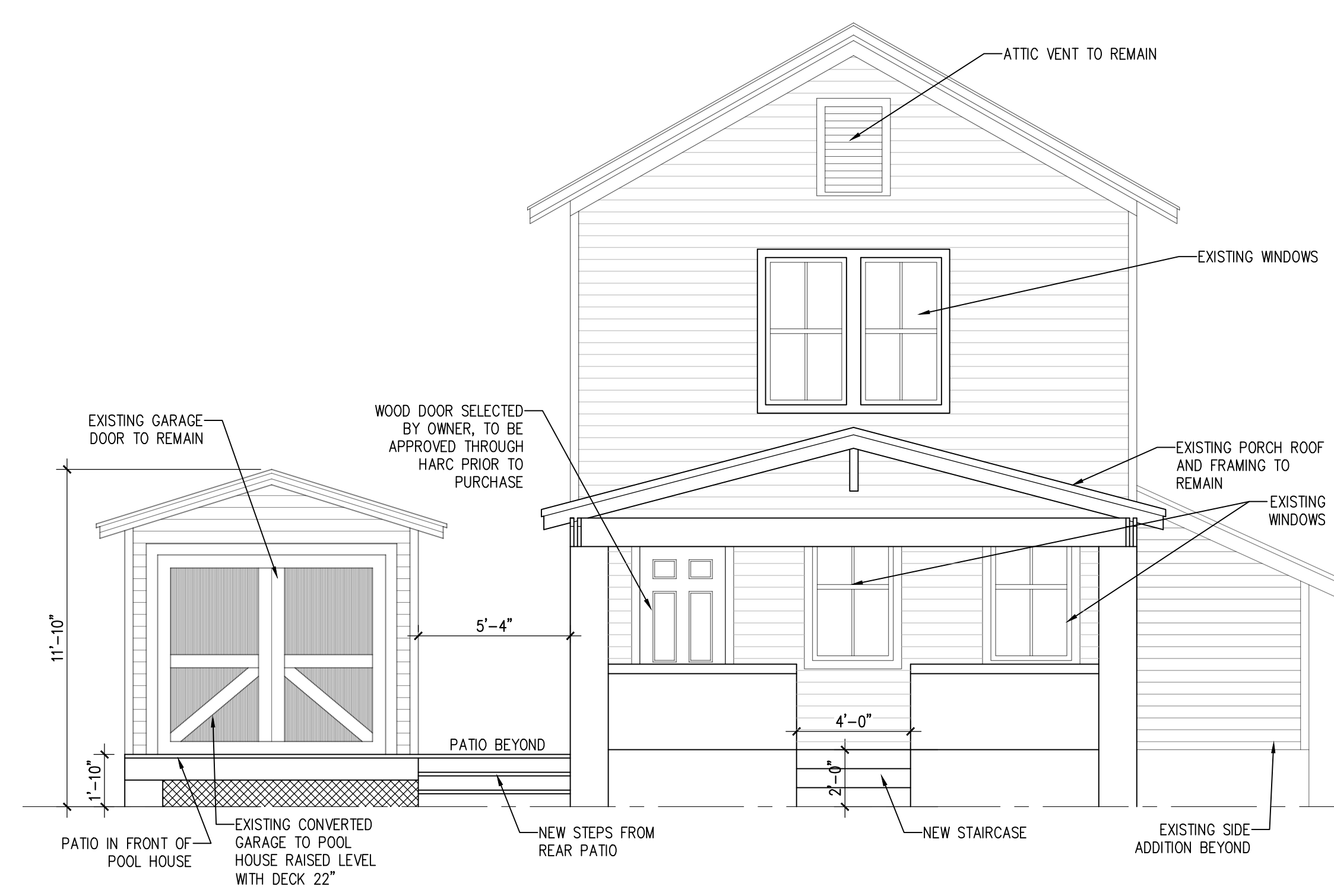
3 PROPOSED SIDE ELEVATION  
 A-2 SCALE: 1/4"= 1'-0"



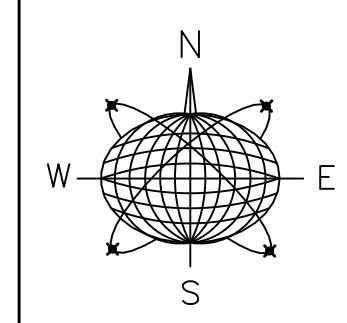
4 PROPOSED REAR ELEVATION  
 A-2 SCALE: 1/4"= 1'-0"



2 PROPOSED SIDE ELEVATION  
 A-2 SCALE: 1/4"= 1'-0"



1 PROPOSED FRONT ELEVATION  
 A-2 SCALE: 1/4"= 1'-0"



Meridian Engineering LLC  
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 Key West, Florida 33040  
 AUTHORIZATION #29401  
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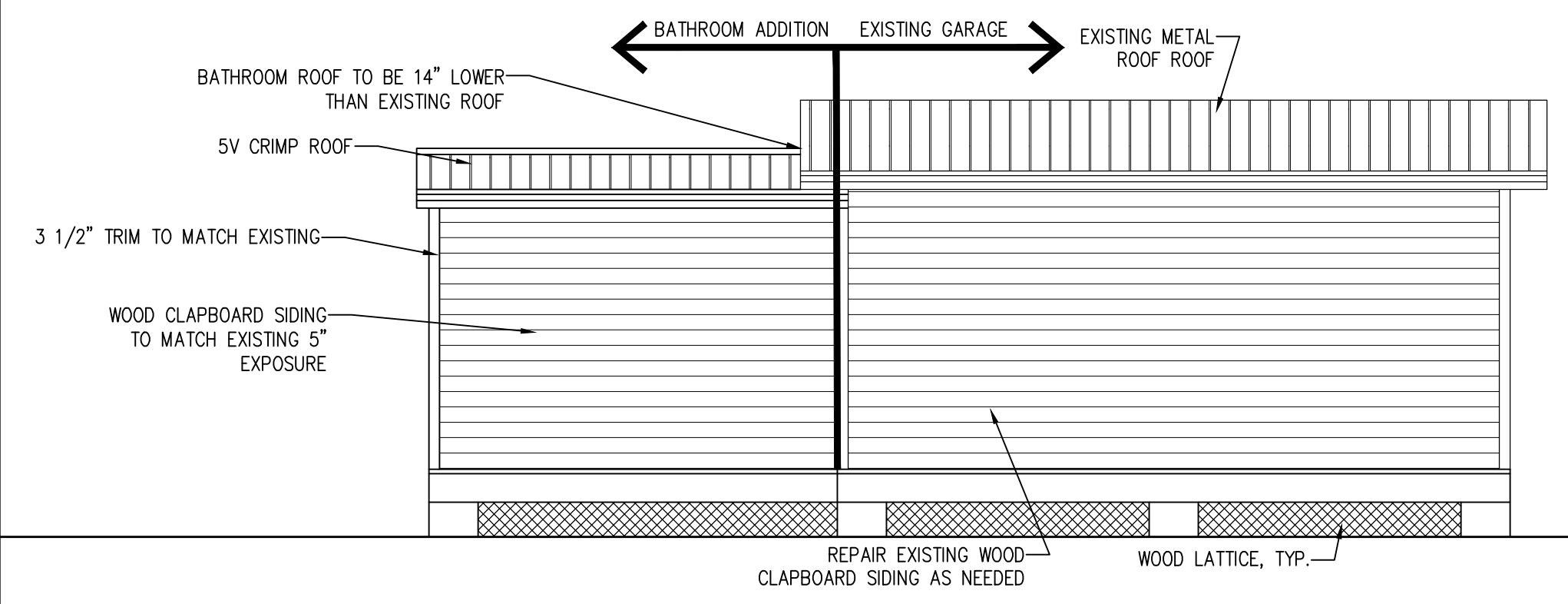
**HARC SUBMITTAL**  
 1409 WHITE ST  
 KEY WEST, FLORIDA

|                  |                    |
|------------------|--------------------|
| Drawn By:<br>JMT | Checked By:<br>RJM |
| Project No.      | Scale:<br>AS NOTED |
| AutoCad File No. |                    |

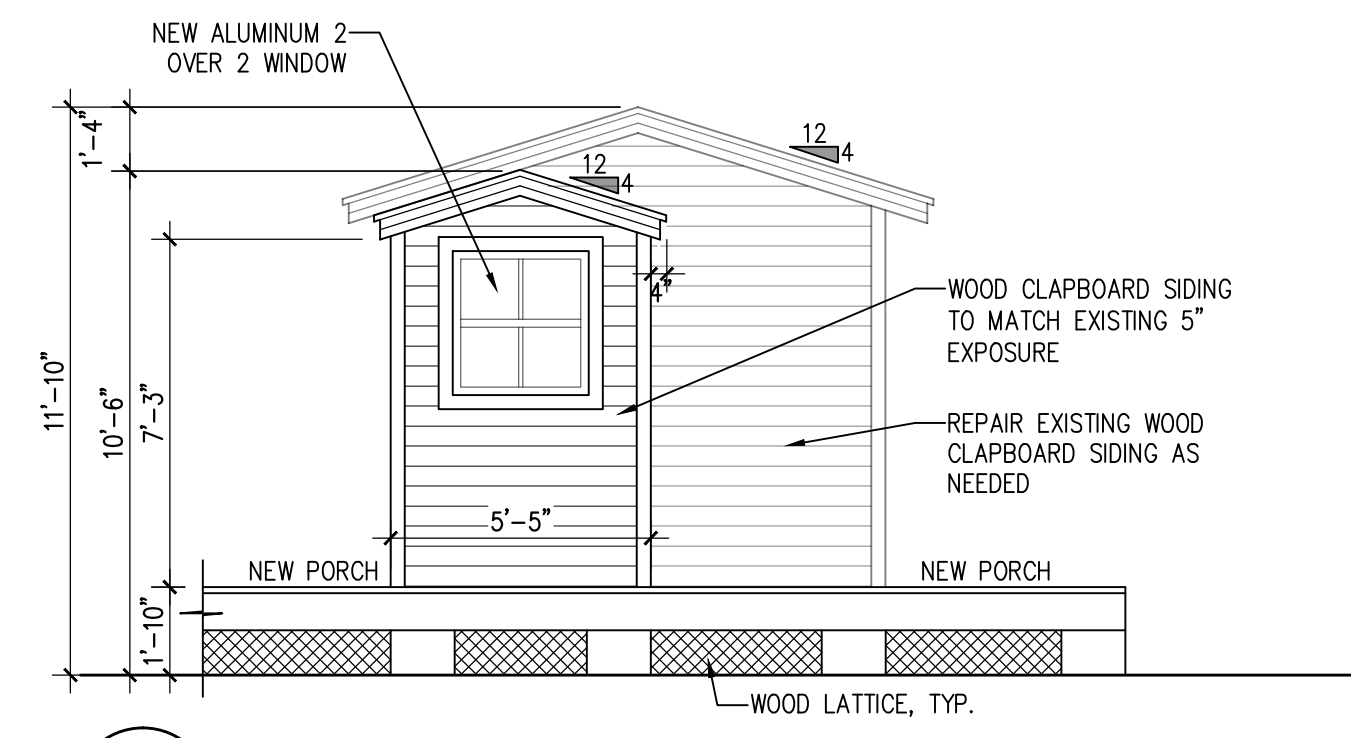
Revisions:

Title:  
**POOL CABANA  
 FLOOR PLAN  
 AND  
 ELEVATIONS**

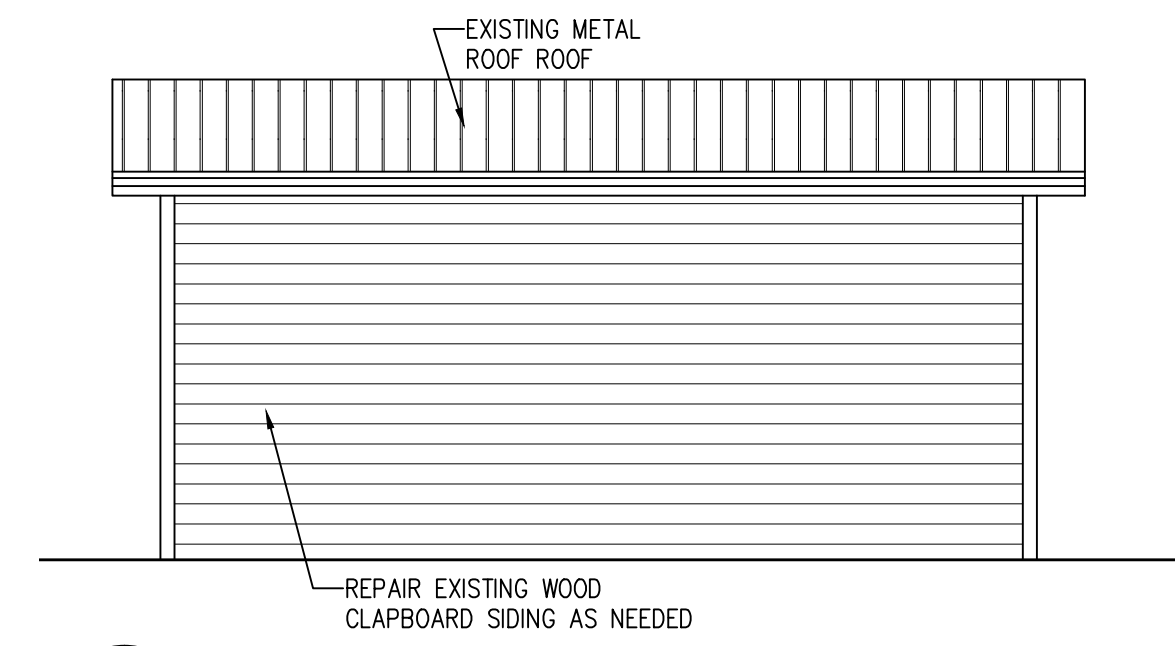
Sheet Number:  
**A-3**  
 Date: MAY 21, 2018



**10 PROPOSED SIDE ELEVATION**  
 A-3 SCALE: 1/4"= 1'-0"



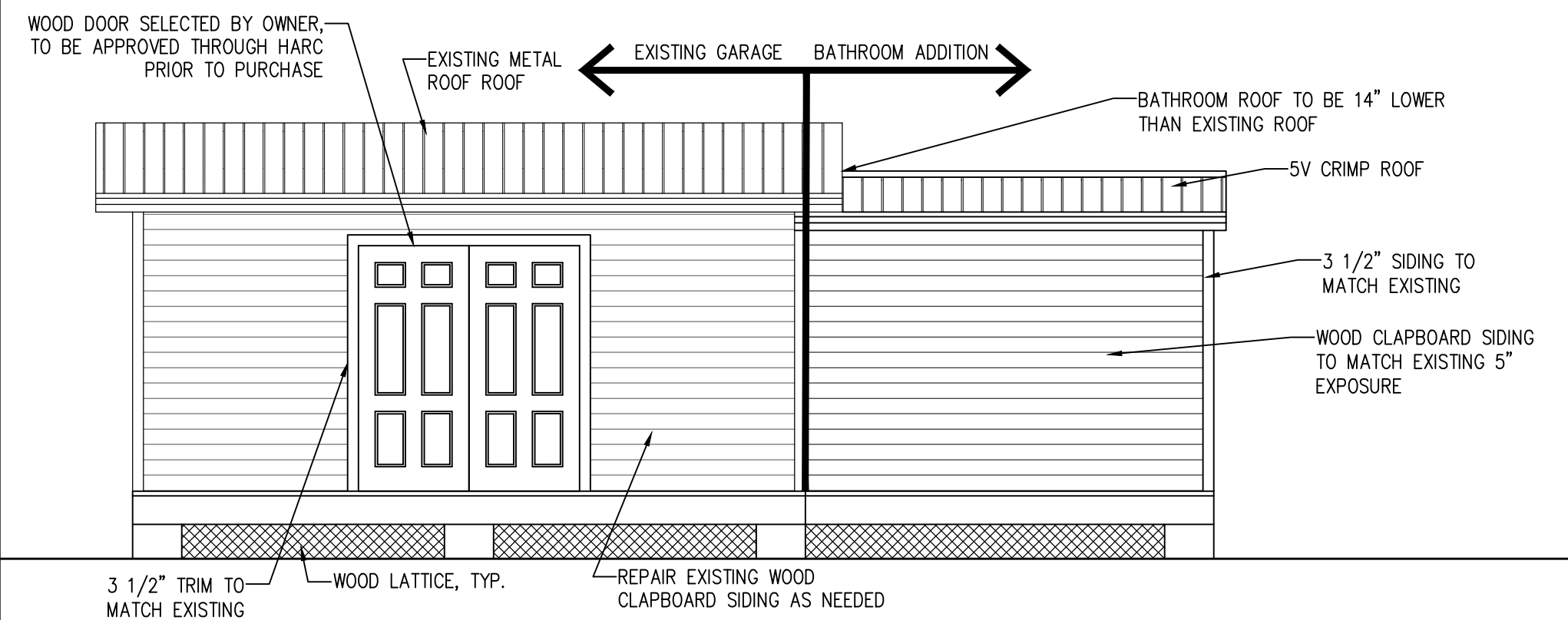
**9 PROPOSED REAR ELEVATION**  
 A-3 SCALE: 1/4"= 1'-0"



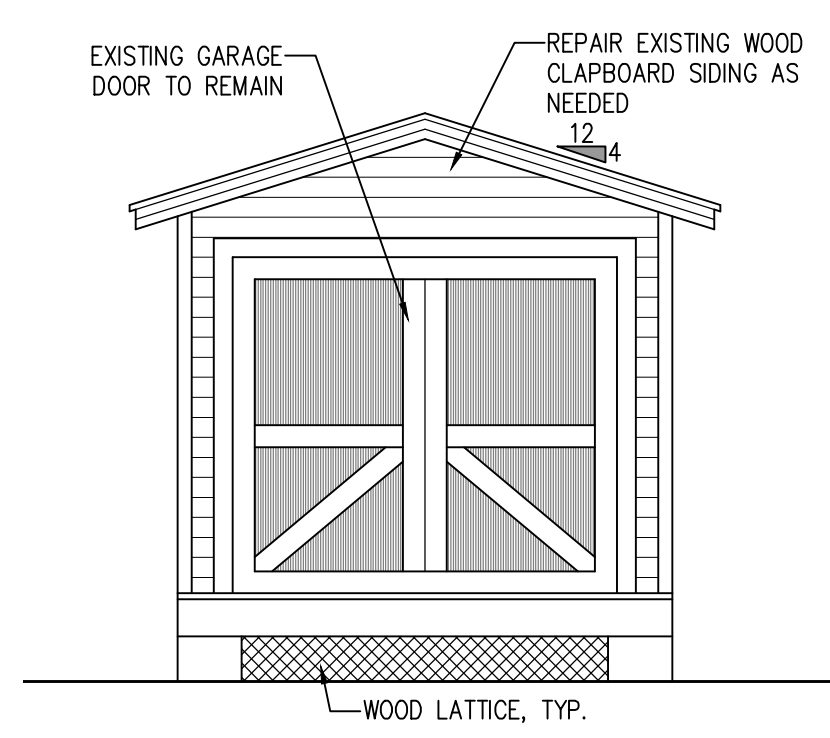
**5 EXISTING SIDE ELEVATION**  
 A-3 SCALE: 1/4"= 1'-0"



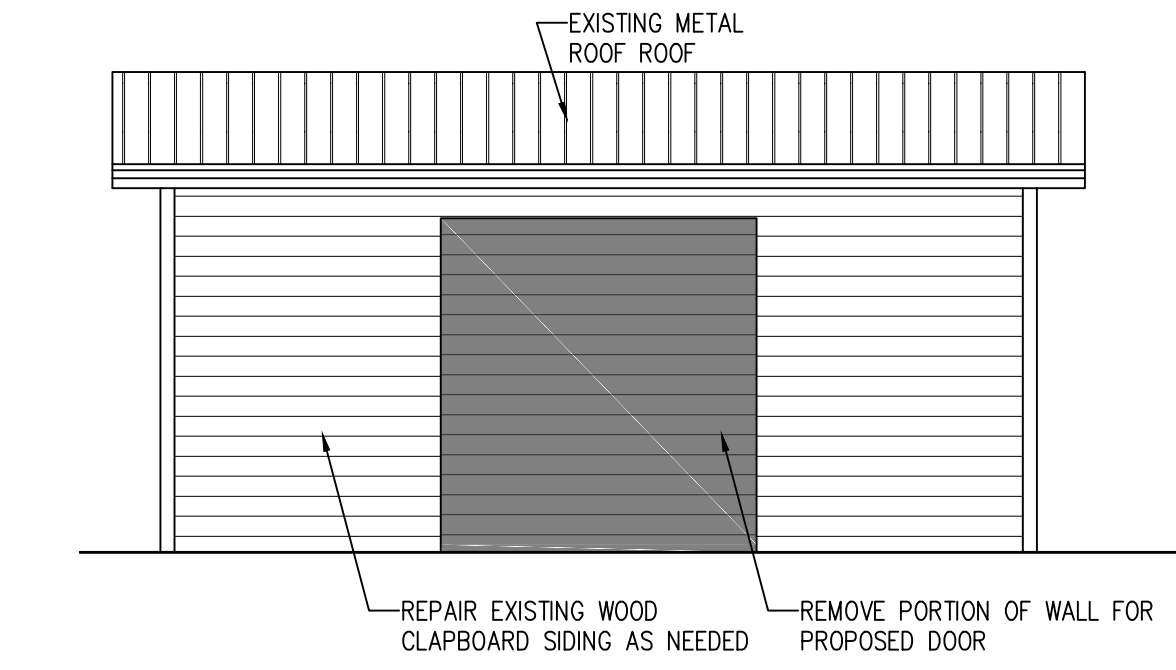
**4 EXISTING REAR ELEVATION**  
 A-3 SCALE: 1/4"= 1'-0"



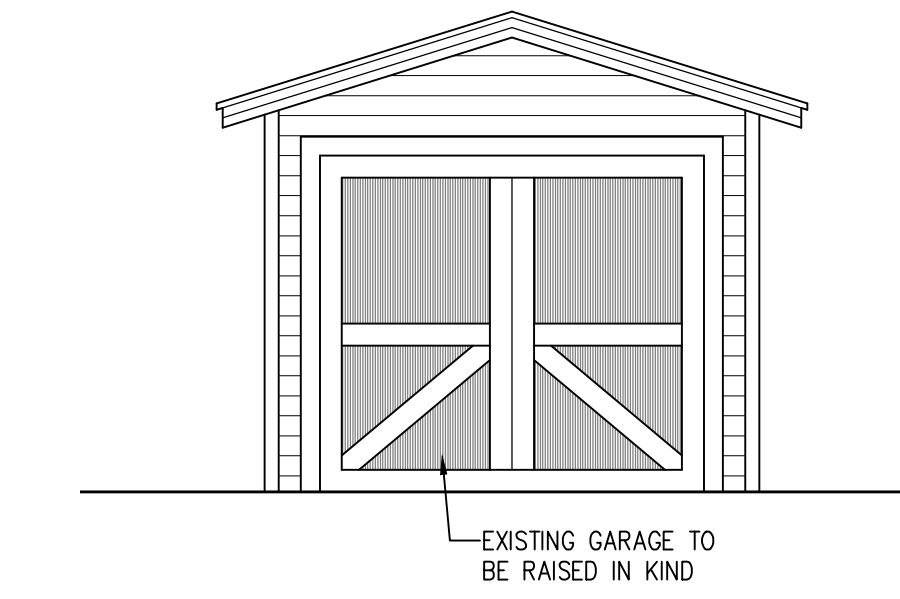
**8 PROPOSED SIDE ELEVATION FACING POOL**  
 A-3 SCALE: 1/4"= 1'-0"



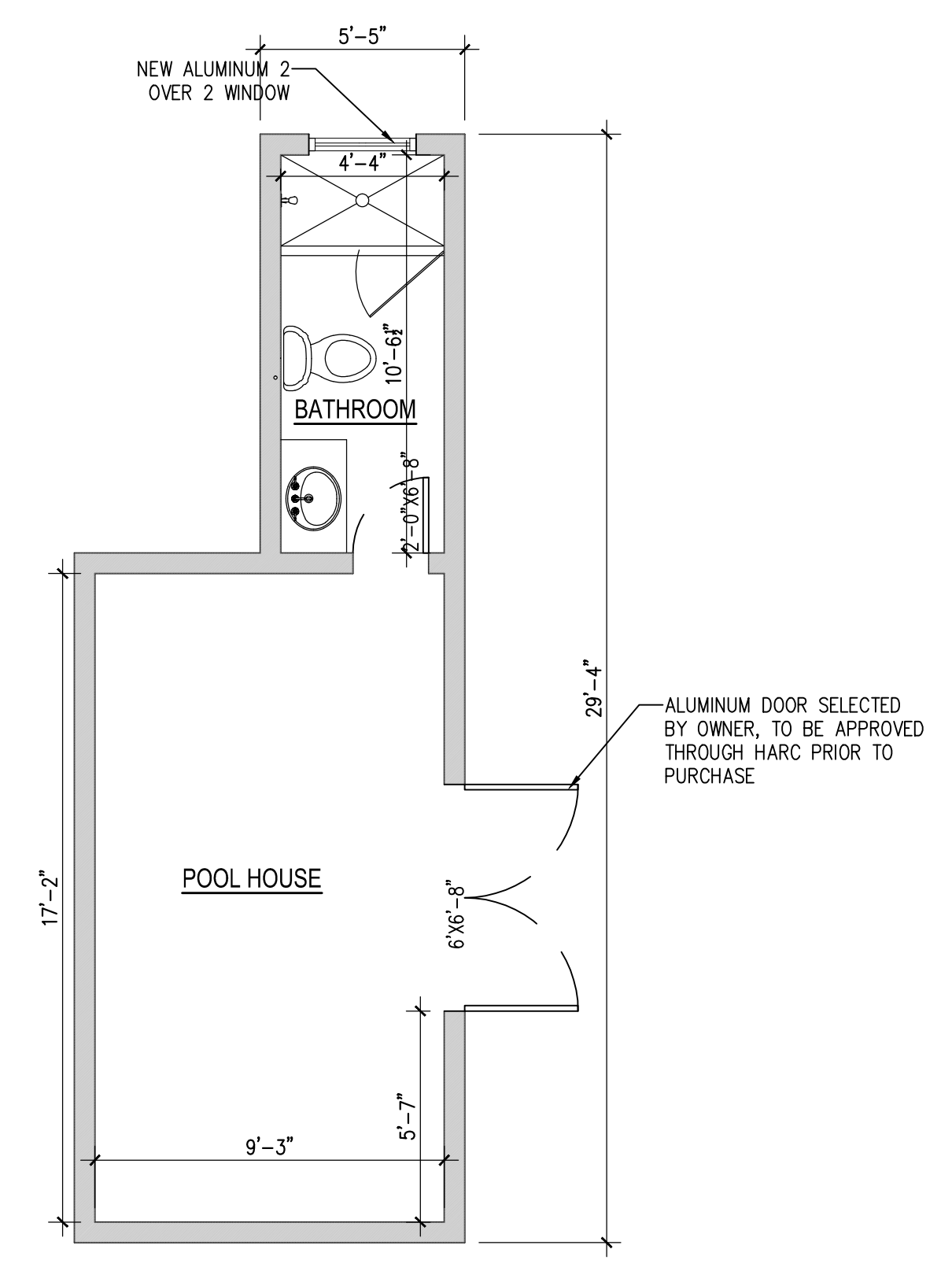
**7 FRONT ELEVATION FACING STREET**  
 A-3 SCALE: 1/4"= 1'-0"



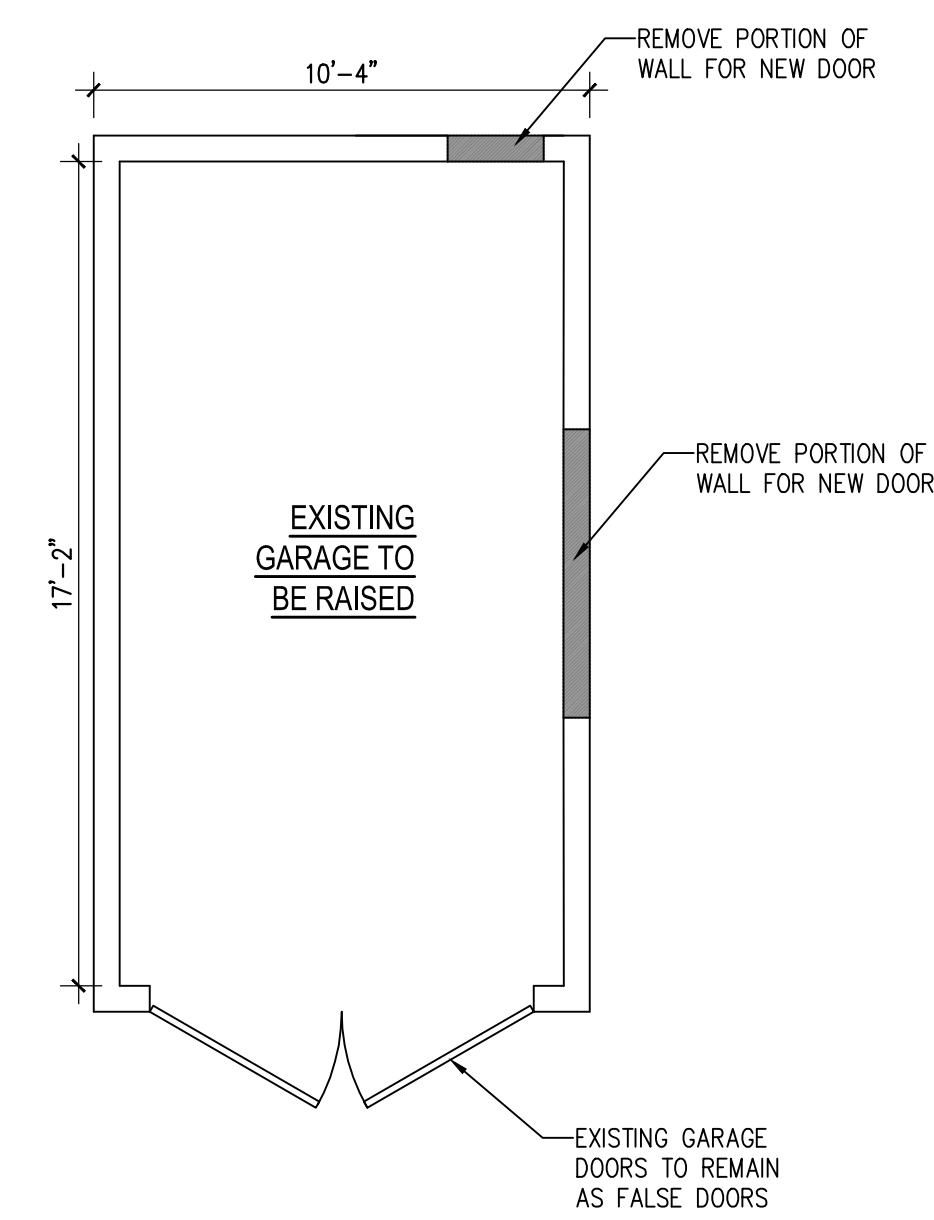
**3 EXISTING SIDE ELEVATION FACING POOL**  
 A-3 SCALE: 1/4"= 1'-0"



**2 EXISTING FRONT ELEVATION FACING STREET**  
 A-3 SCALE: 1/4"= 1'-0"



**6 PROPOSED POOL HOUSE**  
 A-3 SCALE: 1/4"= 1'-0"



**1 EXISTING GARAGE**  
 A-3 SCALE: 1/4"= 1'-0"

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., July 24, 2018 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REPAIRS AND CHANGES OF WINDOWS IN MAIN HOUSE. NEW REAR COVERED PORCH. RAISE EXISTING GARAGE AND CONVERSION TO A POOL HOUSE. NEW ADDITION GARAGE.**

**FOR #1409 WHITE STREET**

**Applicant – Meridian Engineering**

**Application #H18-03-0032**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).**

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



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**FOR #1409 WHITE STREET**

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# 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 00041330-000000  
 Account # 1042005  
 Property ID 1042005  
 Millage Group 10KW  
 Location 1409 WHITE St, KEY WEST  
 Address  
 Legal KW TROPICAL BLDG AND INVESTMENT CO SUB LOT 2 SQR 5 TR 19 PB1-34  
 Description G12-586 OR446-214 OR931-1553L/E OR1013-1261P/R OR1053-2194 OR2084-307 OR2084-308 OR2084-309 OR2084-310 OR2084-311 OR2164-260/61  
 (Note: Not to be used on legal documents)  
 Neighborhood 6131  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision Tropical Building and Investment Co  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

GOYAL VIDYA Y  
 PO Box 4870  
 Key West FL 33041

GOYAL YATISH C  
 PO Box 4870  
 Key West FL 33041

**Valuation**

|                            | 2017      | 2016      | 2015      | 2014      |
|----------------------------|-----------|-----------|-----------|-----------|
| + Market Improvement Value | \$217,428 | \$186,643 | \$182,118 | \$186,158 |
| + Market Misc Value        | \$22,343  | \$23,401  | \$20,191  | \$18,775  |
| + Market Land Value        | \$391,268 | \$440,892 | \$513,697 | \$373,375 |
| = Just Market Value        | \$631,039 | \$650,936 | \$716,006 | \$578,308 |
| = Total Assessed Value     | \$631,039 | \$650,936 | \$636,138 | \$578,308 |
| - School Exempt Value      | \$0       | \$0       | \$0       | \$0       |
| = School Taxable Value     | \$631,039 | \$650,936 | \$716,006 | \$578,308 |

**Land**

| Land Use               | Number of Units | Unit Type   | Frontage | Depth |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (010D) | 4,678.00        | Square Foot | 47       | 100   |

**Buildings**

Building ID 3233  
 Style  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 2117  
 Finished Sq Ft 1748  
 Stories 2 Floor  
 Condition AVERAGE  
 Perimeter 270  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 32  
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD with 11% C.B.S.  
 Year Built 1938  
 EffectiveYearBuilt 1992  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type CONC S/B GRND  
 Heating Type NONE with 0% NONE  
 Bedrooms 4  
 Full Bathrooms 2  
 Half Bathrooms 0  
 Grade 550  
 Number of Fire Pl 0

| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| DGF          | DETCHED GARAGE | 180          | 0             | 0         |
| EPB          | ENCL PORCH BLK | 189          | 0             | 0         |
| FLA          | FLOOR LIV AREA | 1,748        | 1,748         | 0         |
| <b>TOTAL</b> |                | <b>2,117</b> | <b>1,748</b>  | <b>0</b>  |

**Yard Items**

| Description | Year Built | Roll Year | Quantity | Units  | Grade |
|-------------|------------|-----------|----------|--------|-------|
| PATIO       | 1937       | 1938      | 1        | 260 SF | 2     |
| BRICK PATIO | 1947       | 1948      | 1        | 260 SF | 2     |
| RES POOL    | 2010       | 2011      | 1        | 128 SF | 5     |
| WOOD DECK   | 2010       | 2011      | 1        | 412 SF | 2     |

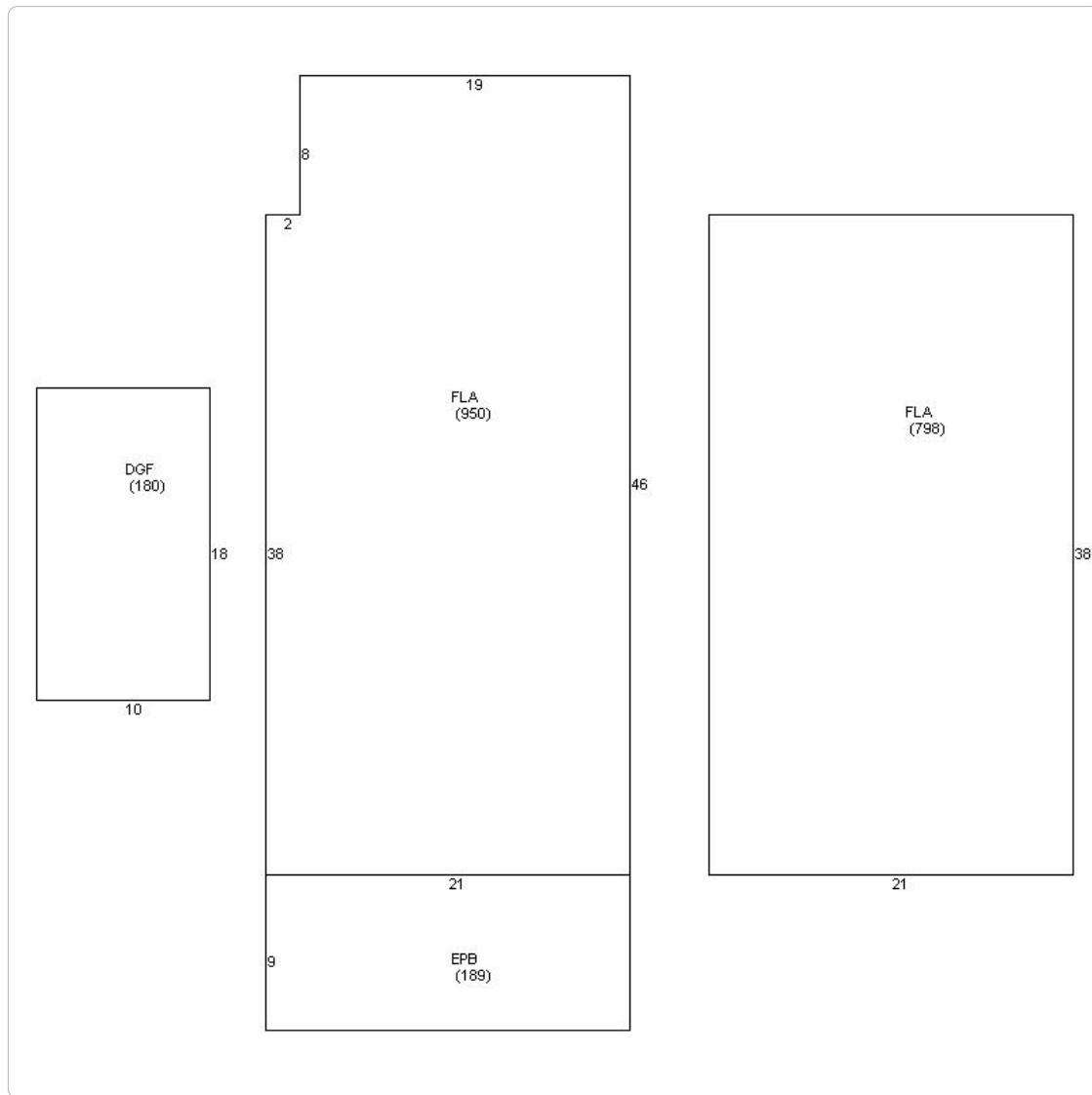
**Sales**

| Sale Date  | Sale Price | Instrument    | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|------------|------------|---------------|-------------------|-----------|-----------|--------------------|--------------------|
| 10/26/2005 | \$275,200  | Warranty Deed |                   | 2164      | 260       | H - Unqualified    | Improved           |
| 1/10/2005  | \$850,000  | Warranty Deed |                   | 2084      | 307       | Q - Qualified      | Improved           |

**Permits**

| Number ↕ | Date Issued ↕ | Date Completed ↕ | Amount ↕ | Permit Type ↕ | Notes ↕                          |
|----------|---------------|------------------|----------|---------------|----------------------------------|
| 10-2040  | 7/8/2010      | 3/24/2011        | \$12,000 |               | CONSTRUCT WOOD DECK 412sf        |
| 10-1788  | 6/2/2010      | 3/4/2011         | \$24,000 |               | 8 x16 NEW INGROUND CONCRETE POOL |
| 07-0688  | 2/15/2007     | 8/3/2007         | \$1,000  | Residential   | REPAIR ROTTEN SIDING             |
| 05-0569  | 4/18/2005     | 12/20/2005       | \$2,400  | Residential   | UPGRADE ELECTRIC TO 200AMP       |
| 96-2533  | 6/1/1996      | 11/1/1996        | \$4,500  | Residential   | PAINTING                         |
| 96-1605  | 4/1/1996      | 11/1/1996        | \$2,000  | Residential   | ROOF                             |
| 96-1287  | 3/1/1996      | 11/1/1996        | \$880    | Residential   | ROOF                             |

**Sketches (click to enlarge)**



Photos



Map



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

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 Schneider  
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