



Historic Architectural Review Commission
Staff Report for Item 5

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Enid Torregrosa, MSHP
Historic Preservation Planner

Meeting Date: August 22, 2017

Applicant: Mr. Robert T. Bowersox, Owner

Application Number: 17-0631

Address: #1212 Georgia Street

Description of Work:

After-the Fact- Adding a deck on top of bedroom addition and a walkway to connect existing front balcony. Rails and spindles will surround the two sides not adjacent to existing structure.

Site Facts:

The building under review, build circa 1903, is a contributing resource to the historic district. The building is located in the center of the southwest block between Georgia and Catherine streets. The one and a half-story frame structure was located at the northwest corner of Georgia and Duncan streets, as depicted in the 1926 Sanborn Map. Historically the house used to have a "U" shape porch surrounding the front and side elevations as well as a rear attached addition. The building has undergone several alterations, including a front and rear addition to the original carport and the enclosure of the south portion of the wrap porch.

In February 26, 2013, the Commission approved a design that included the removal of an obtrusive "L" shape uncovered porch located over the historic front and north side one-story wrap porch. The Commission also approved the construction of a small front porch in the second floor front façade and the removal of the roof over the south portion of the house and its replacement with a gable roof; the latest, was never executed. It is important to mention that the previous staff report incorrectly stated that the house was a non-contributing resource.

Guidelines and Ordinance Cited on Review:

- US Secretary of the Interior's Standards and Guidelines for Rehabilitation (pages 16-23), specifically Standards 1, 2, and 9.
- Roof decks (page 28a), specifically first paragraph, and guideline 1.
- Additions and alterations (pages 37 a- 37k), specifically guidelines 6, 12, 14, 16, 21, 32, and 33.
- New construction (pages 38a-38q), specifically guideline 20.

Staff Analysis

The Certificate of Appropriateness in review is for a project that started without a Certificate of Appropriateness nor a building permit, and it is a code case. A deck was built over an existing non-historic attached addition to a historic and contributing house. The applicant already built an extension to a non-historic second floor front porch that will serve as a connector to the unpermitted wood platform located over a roof. It is the wish of the applicant to install wood railings surrounding the deck in order to provide protection to the users.

Consistency with Guidelines

It is staff's opinion that the project fails many of the cited guidelines as well as the US Secretary of the Interior Standards and Guidelines. Staff opines that extension to the non-historic second floor porch that faces Georgia Street negatively affects the symmetry and proportions of the historic building. Staff also finds that the deck built over an existing non-historic addition is already visible from the street; with the proposed railings, the addition will be much more prominent. New construction guidelines, which also apply to additions, clearly state the prohibition of roof decks; it is staff's opinion that the deck and railings detract from the historic and jeopardize immediately adjacent properties.

APPLICATION

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: MAIN STRUCTURE ACCESSORY STRUCTURE SITE

ACCESSORY STRUCTURES: GARAGE / CARPORT DECK FENCE OUTBUILDING / SHED

FENCE STRUCTURES: 4 FT. 6 FT. SOLID 6 FT. / TOP 2 FT. 50% OPEN

POOLS: INGROUND ABOVE GROUND SPA / HOT TUB PRIVATE PUBLIC
PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: NEW ROOF OVER TEAR OFF REPAIR AWNING
 5 V METAL ASPLT. SHGLS. METAL SHGLS. BLT. UP TPO OTHER

FLORIDA ACCESSIBILITY CODE: 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: # OF SINGLE FACE # OF DOUBLE FACE REPLACE SKIN ONLY BOULEVARD ZONE
 POLE WALL PROJECTING AWNING HANGING WINDOW
 SQ. FT. OF EACH SIGN FACE: _____

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

MECHANICAL: DUCTWORK COMMERCIAL EXH. HOOD INTAKE / EXH. FANS LPG TANKS
 A/C: COMPLETE SYSTEM AIR HANDLER CONDENSER MINI-SPLIT

ELECTRICAL: LIGHTING RECEPTACLES HOOK-UP EQUIPMENT LOW VOLTAGE
 SERVICE: OVERHEAD UNDERGROUND 1 PHASE 3 PHASE _____ AMPS

PLUMBING: ONE SEWER LATERAL PER BLDG. INGROUND GREASE INTCPTRS LPG TANKS

RESTROOMS: MEN'S WOMEN'S UNISEX ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofseasat-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: GENERAL DEMOLITION SIGN PAINTING OTHER

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
Existing aged asphalt roof will be covered by decking	Asphalt roofing	Pressure-treated decking

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER: None

BUSINESS LICENSE # _____ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE None

SIGN SPECIFICATIONS

SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:		HARC STAFF OR COMMISSION REVIEW	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
<i>Main house is listed as contributing. Guidelines for roofdecks, additions and new construction. SOIs 1,2,3.</i>			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

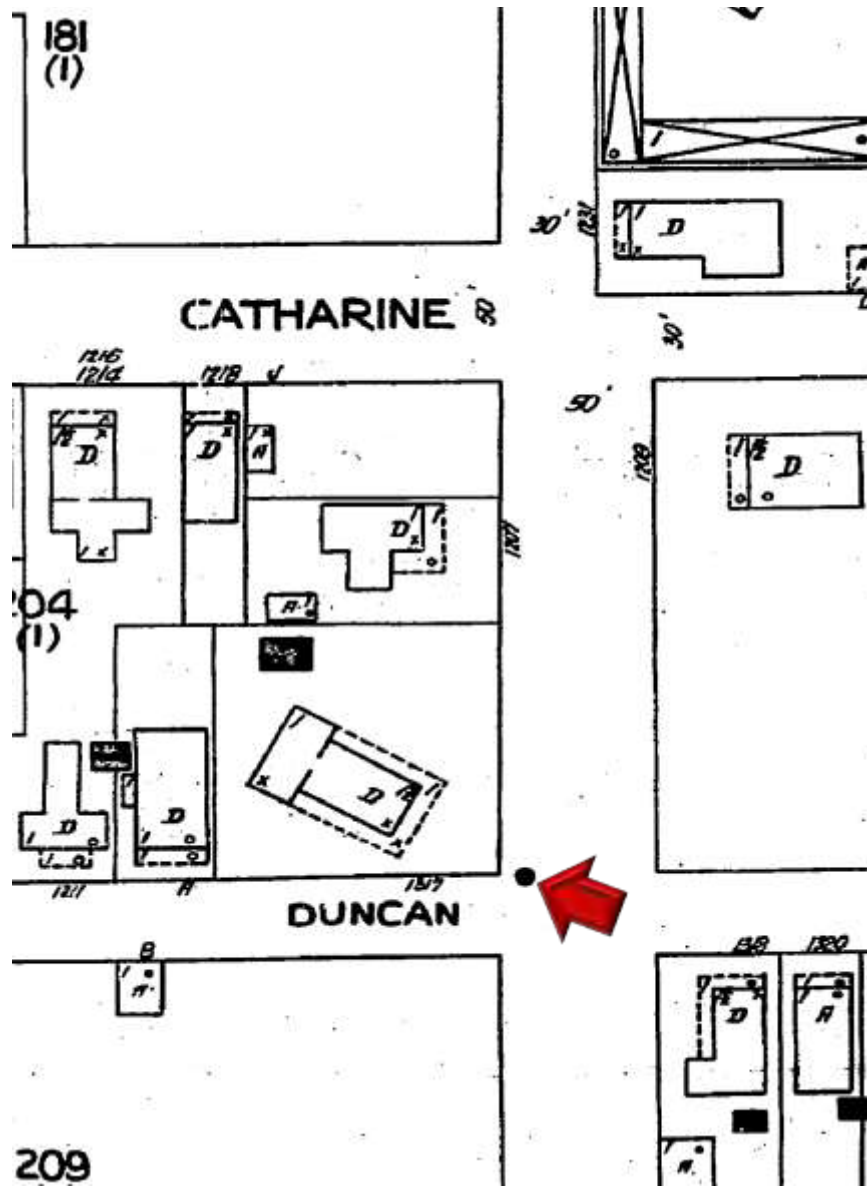
FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

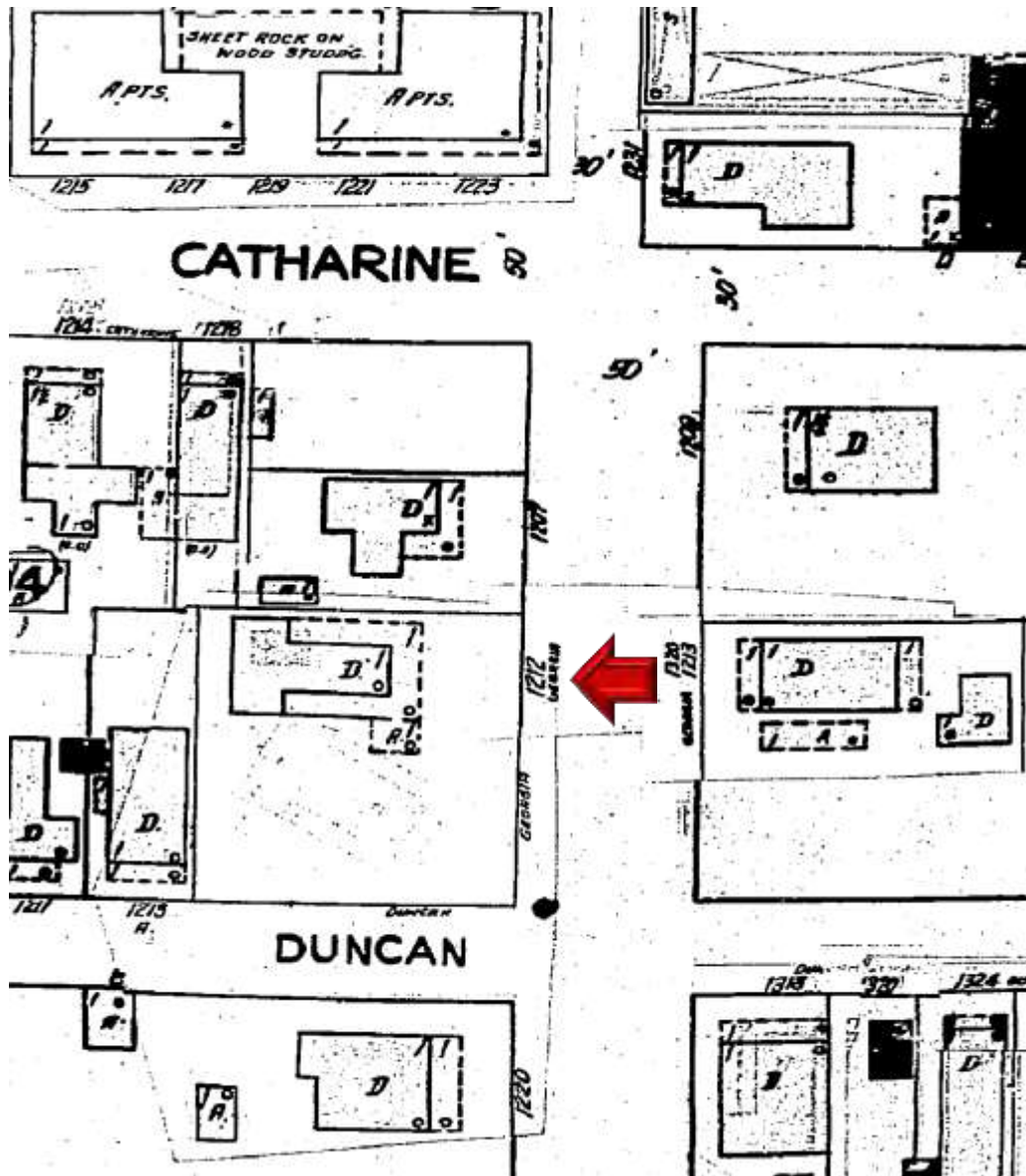
FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOVT. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

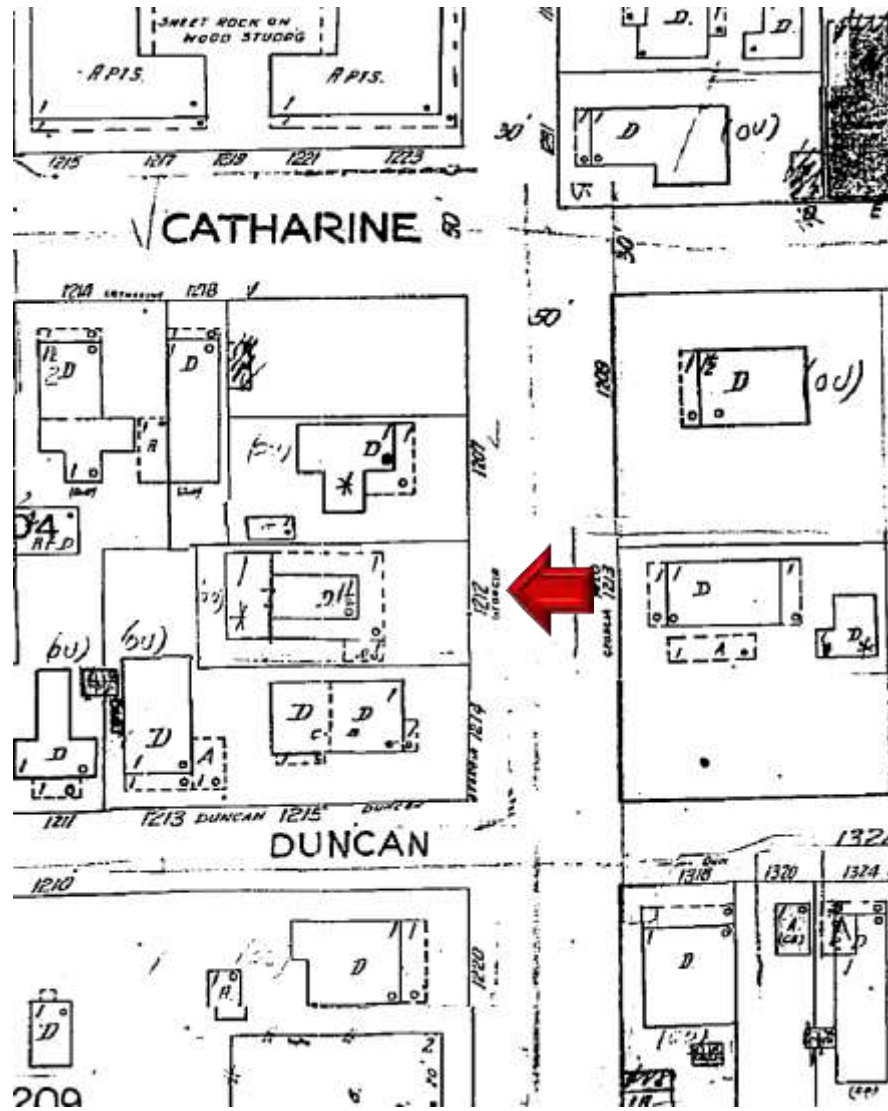
SANBORN MAPS



Sanborn Map 1926



Sanborn Map 1948



Sanborn Map 1962

PROJECT PHOTOS



Early 1930's photograph. Monroe County Library.



1212 Georgia Street circa 1965. Monroe County Library.



02/13/2017





KEY WEST BUILDING DEPARTMENT
100 BOWLING GREEN
KEY WEST, FLORIDA 33401
NOTICE
REGARDING AN UNLAWFUL
BUILDING PROJECT

STOP WORK

DATE: 02/13/2017
PROJECT: [illegible]
ADDRESS: [illegible]
PERMIT NO.: [illegible]

FOR FURTHER INFO CALL (305) 291-3711
WWW.KEYWESTFLA.GOV

STOP WORK ORDER

REASON FOR ORDER: [illegible]

DATE: 02/13/2017
PROJECT: [illegible]
ADDRESS: [illegible]
PERMIT NO.: [illegible]

FOR FURTHER INFO CALL (305) 291-3711
WWW.KEYWESTFLA.GOV

02/13/2017

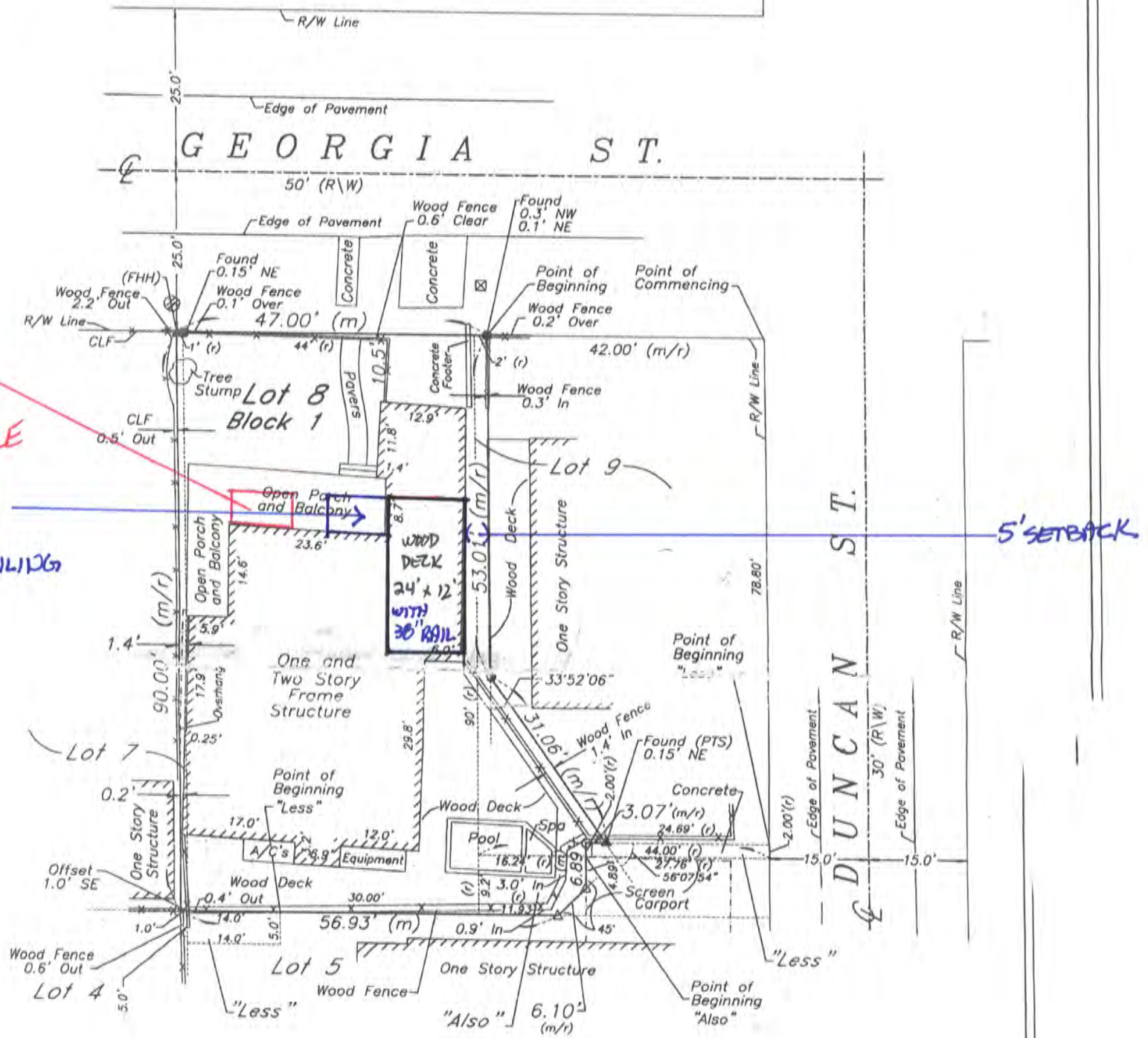
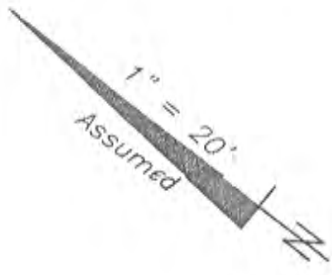






PROPOSED DESIGN

Boundary Survey Map of Lot 8, and part of Lots 7 and 9, Block 1, Tract 14, MOFFAT'S Subdivision, Island of Key West



POTENTIAL
WALKWAY FOR
AESTHETIC BALANCE

SMALL WALK
35" x 77"
WITH 36" RAILING

5' SETBACK

LEGEND

- ⊙ Found 1/2" Iron Pipe (No ID) (FHH)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (PTS) (FHH)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

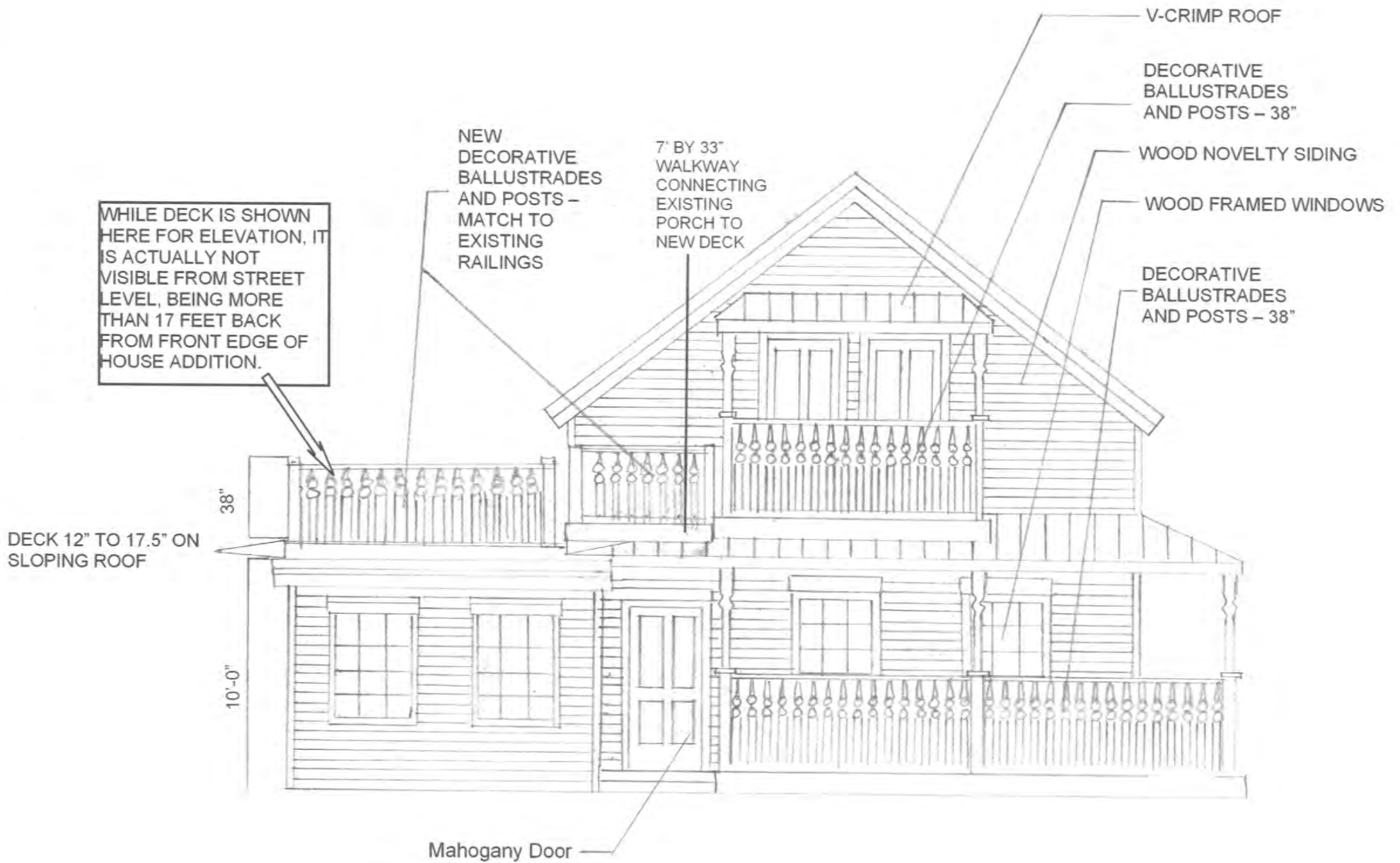
Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244



WHILE DECK IS SHOWN HERE FOR ELEVATION, IT IS ACTUALLY NOT VISIBLE FROM STREET LEVEL, BEING MORE THAN 17 FEET BACK FROM FRONT EDGE OF HOUSE ADDITION.

BOWERSOX
1212 Georgia Street

NE ELEVATION



Front View of 1212 Georgia Street.
Deck is not visible from street level.
New Walkway can be seen to the left of
existing Center Porch. A corresponding
Walkway is planned for right of Center
Porch for aesthetic balance



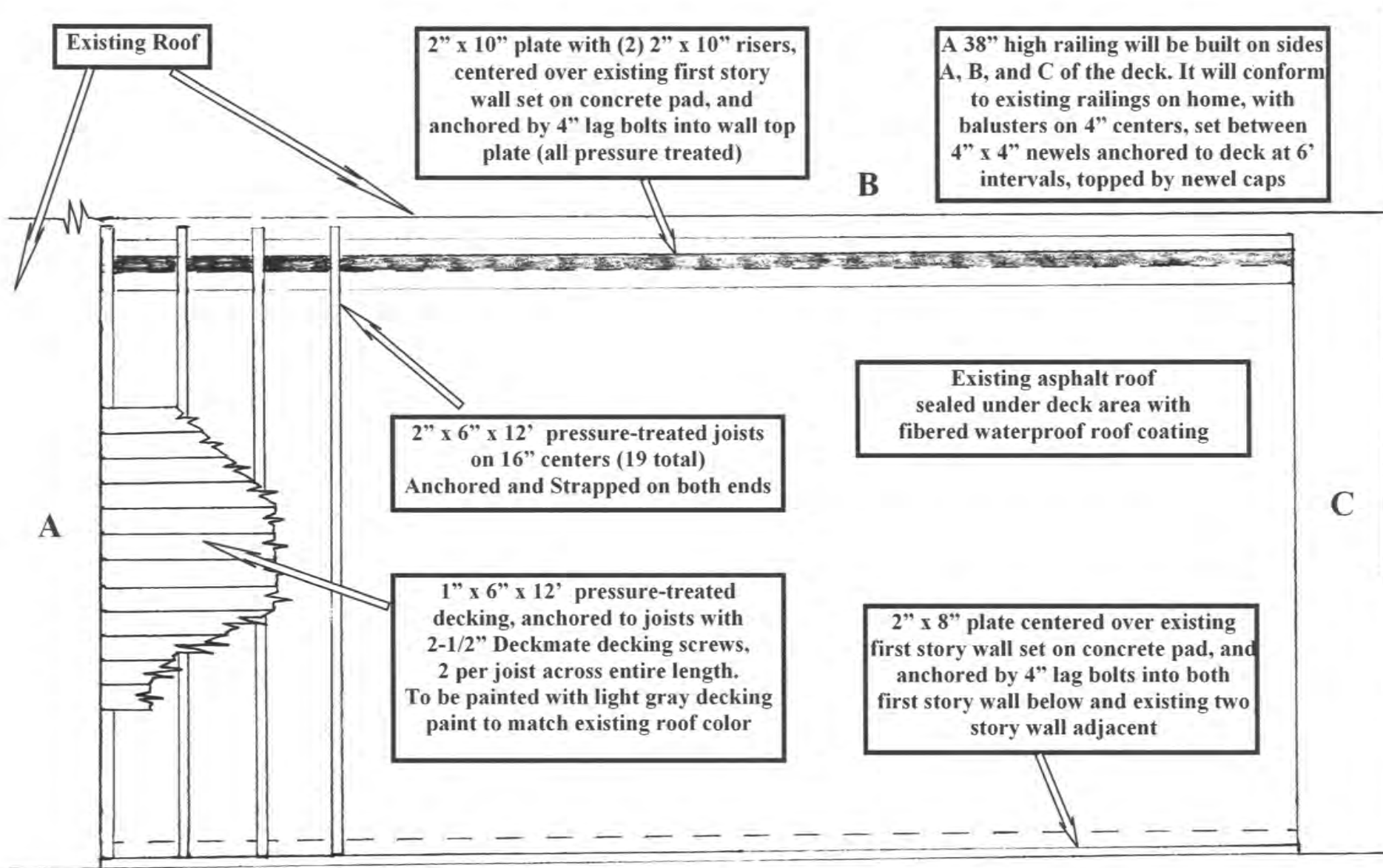
Deck as completed to date. There is no
finish yet – it will be a solid color wood
stain and sealer approximately the color
of the existing shingle roof. Railing has
yet to be constructed – it will match
existing railing on Center Porch



Partial View of deck and the Walkway
between existing center porch and deck.
There is no finish here either, but it will
be the same as the deck



Partial Front View of the Walkway.
Railing is exact same size and
construction of the existing railing on
Center Porch



Existing Roof

2" x 10" plate with (2) 2" x 10" risers, centered over existing first story wall set on concrete pad, and anchored by 4" lag bolts into wall top plate (all pressure treated)

A 38" high railing will be built on sides A, B, and C of the deck. It will conform to existing railings on home, with balusters on 4" centers, set between 4" x 4" newels anchored to deck at 6' intervals, topped by newel caps

B

Existing asphalt roof sealed under deck area with fibered waterproof roof coating

2" x 6" x 12' pressure-treated joists on 16" centers (19 total) Anchored and Strapped on both ends

C

1" x 6" x 12' pressure-treated decking, anchored to joists with 2-1/2" Deckmate decking screws, 2 per joist across entire length. To be painted with light gray decking paint to match existing roof color

2" x 8" plate centered over existing first story wall set on concrete pad, and anchored by 4" lag bolts into both first story wall below and existing two story wall adjacent

Existing Two Story Structure

BOWERSOX
1212 Georgia Street

APPROVED DESIGN



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS** 14-2113-100232
APPLICATION # _____

OWNER'S NAME: Sunny Nanna House LLC DATE: 2/14/13

OWNER'S ADDRESS: c/o Kathleen Collins 1213 Duncan St PHONE #: _____

APPLICANT'S NAME: Meridian Engineering PHONE #: 305-293-3263

APPLICANT'S ADDRESS: 201 Front St, Ste 209 Key West

ADDRESS OF CONSTRUCTION: 1212 Georgia Up # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Remove portion of upper balcony; construct balconette; replace windows and front door; gable roof over attached addition

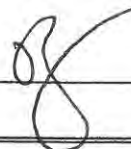
Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 2/14/13

Applicant's Signature: 

Required Submittals

✓	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
✓	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

Historic Architectural Review Commission

Staff Report Item # 6a and 6b

- Meeting Date:** February 26, 2013
- Applicant:** Meridian Engineering for Sunny Nanra House LLC
- Application Number:** H13-01-0232
- Address:** 1212 Georgia
- Description of Work:** Remove portion of upper front façade balcony , construct small balcony, replace windows with storm impact resistant aluminum windows , new Bahama shutters on front addition replace flat roof on front addition with gable roof, re-roof front and right side porch , new hardiboard siding on front addition only , new hardiboard siding on front gable of new balcony, new balustrades and posts on front and side porch and gable roof of new balcony, and remove roof of front addition, new swimming pool and spa with new deck.
- Building Facts:** The single family residence is not listed as contributing in the latest survey of structures in 2012, nor the previous surveys of structures . The Property Appraisers listing shows the building dating from 1903.
- Guidelines and Ordinance Cited in Review:** The following guidelines apply to the analysis of the proposed remodeling of the home:
Building exteriors page 24
Roofing p. 26
Windows p. 29
Entrances & porches p. 32
Additions & alteration p. 36
Decks, swimming pools and hot tubs p. 39
Demolitions p. 39
- Staff Analysis** The proposed project is an extensive renovation of a single family home on an odd shaped lot to create six bedroom six bathroom home. The renovations and new construction stays basically within the existing building envelope , but extensive

changes to the exterior façade are proposed . The removal of the large second story porch and deck, and the placing of a pitched roof on the front non- conforming addition serve to bring the building more into a more sympathetic relationship with the surrounding one and one and one half homes , to the degree that is possible without removing the front structure. The new hip roof on the proposed balcony is appropriate. However , the scale of the balcony at 5ft. 3 inches deep and approximately 10 ft. appears to be out of proportion to both the size of the façade , the second story window s and the porch roof on which it sits. The wood deck at the rear and left side of the house must be at 30 inches or below to be exempt from the requirement for a variance. The demolition of the proposed roofs over this non-contributing building are appropriate .

Consistency with Guidelines

The proposed project is consistent with the guidelines generally, and will be mores so if the proportions of the front balcony are reduced .

Summary

Staff recommends approval with the condition that revised drawings be submitted to staff showing a reduced size front balcony.

Respectfully submitted
Donald Leland Craig, AICP Planning Director



Historical Photo of 1212 Georgia Street



Current street side view of the structure



View of addition from Georgia Street



View of side of north side of structure (right side) from Georgia Street



View of adjacent property to the north (right side)

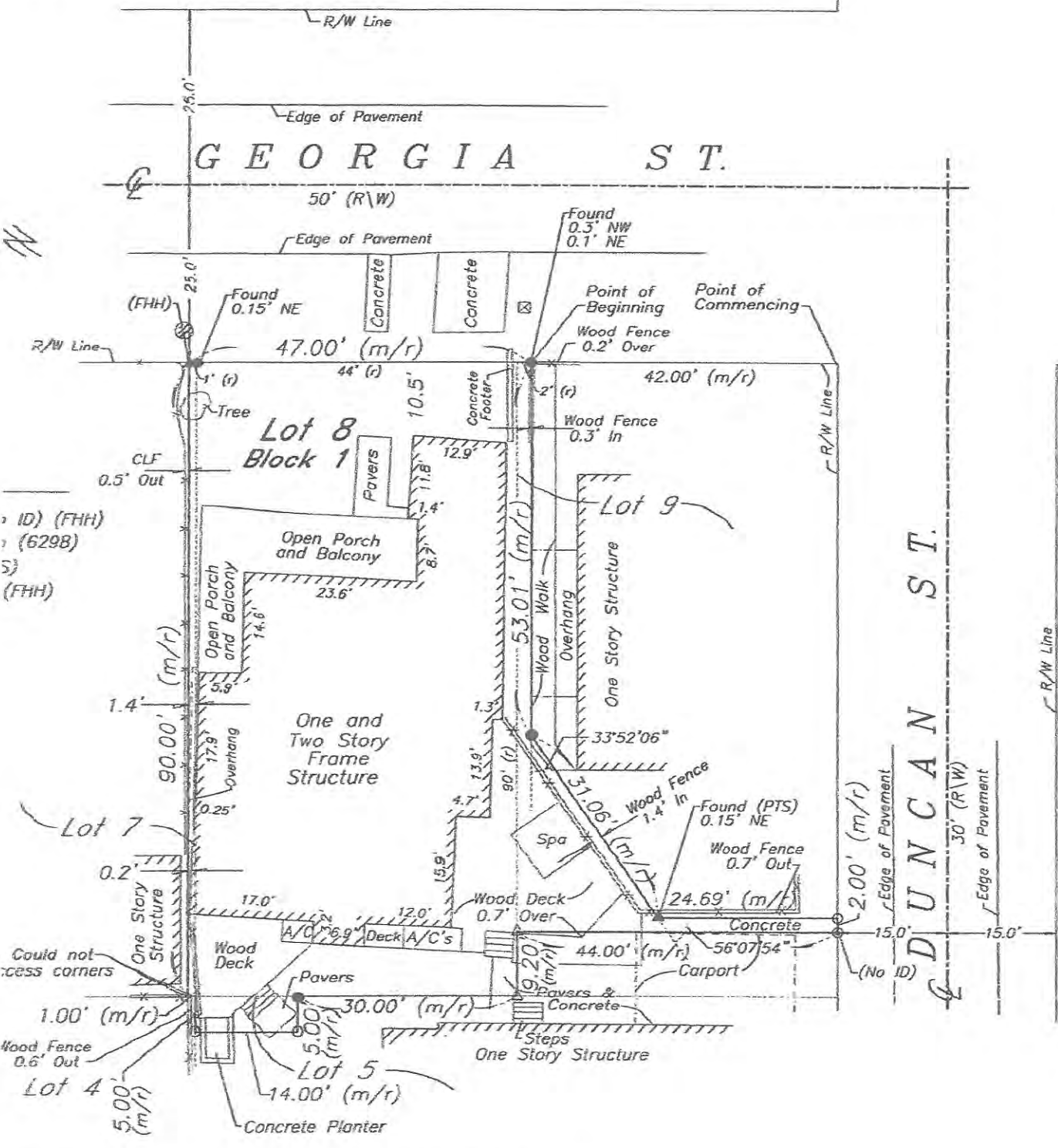


View of adjacent property to the south (left side)



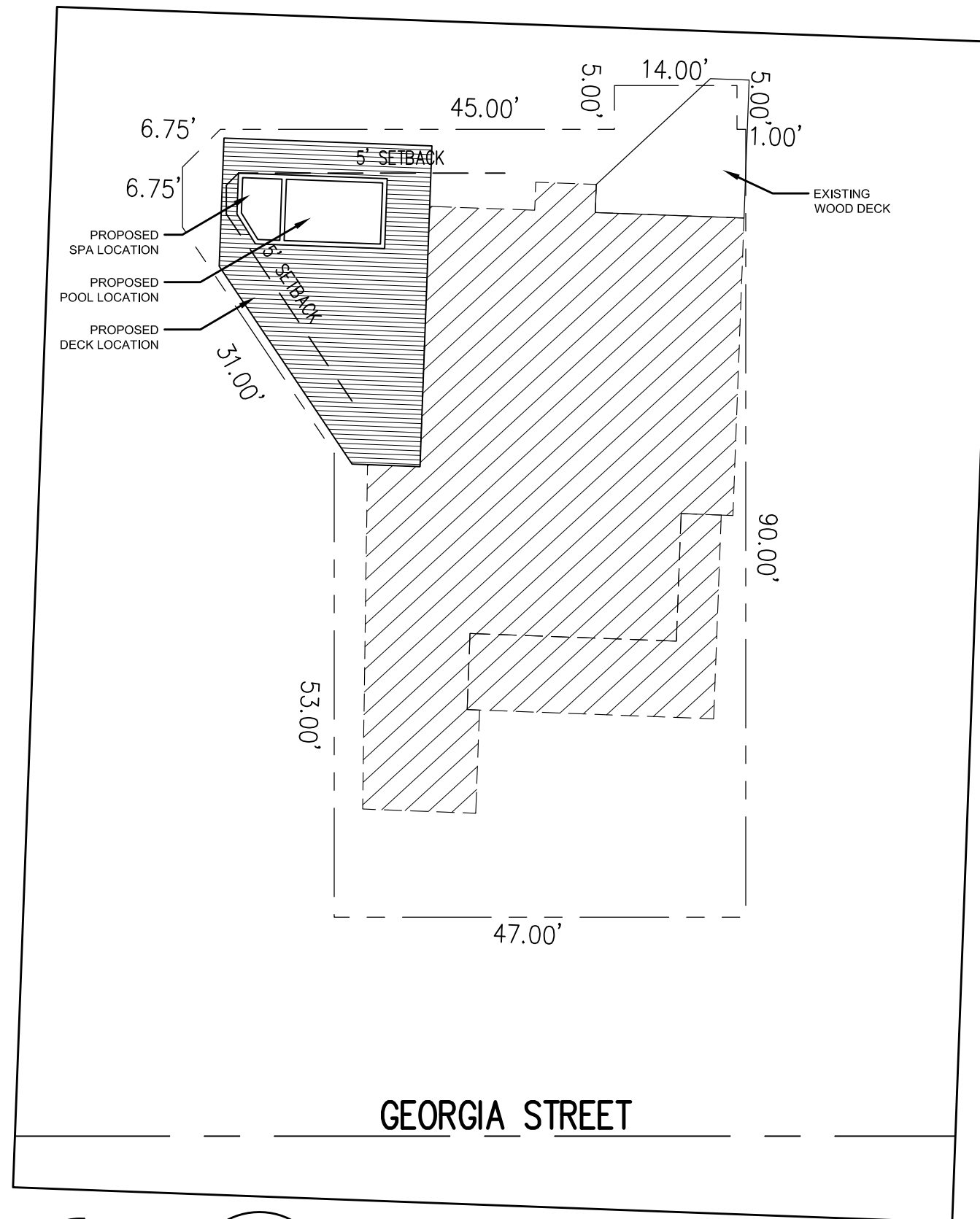
View of property across the street

Survey Map of part of Lots 5, 7 & 9, all of Lot 8, Block 1, Tract 14, Island of Key West, FL



shown hereon was furnished by the client or their agent.
 ons and utilities were not located.
 assured & Record) unless otherwise noted.
 Georgia Street, Key West, FL
 id without the signature and the original raised seal of a
 vor and mapper.
 vere not abstracted for rights-of-way, easements, ownership,
 of record.

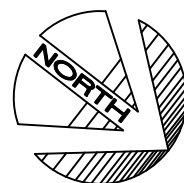
SITE LOCATION



2
A-1

LOCATION MAP

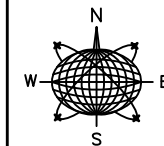
SCALE: NOT TO SCALE



1
A-1

PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3283 fax:293-4899

Seal:

RICHARD J. MILELLI
PE #58315

General Notes:

SENGUPTA
RENOVATION
1212 GEORGIA ST.
KEY WEST, FLORIDA 33040

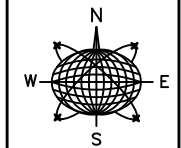
Drawn By: LWL	Checked By: RJM
Project No.	Scale:
AutoCad File No.	

Revisions:

Title:
PROPOSED SITE PLAN

Sheet Number:
A-1

Date: FEBRUARY 12, 2013



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3263 fax:293-4899

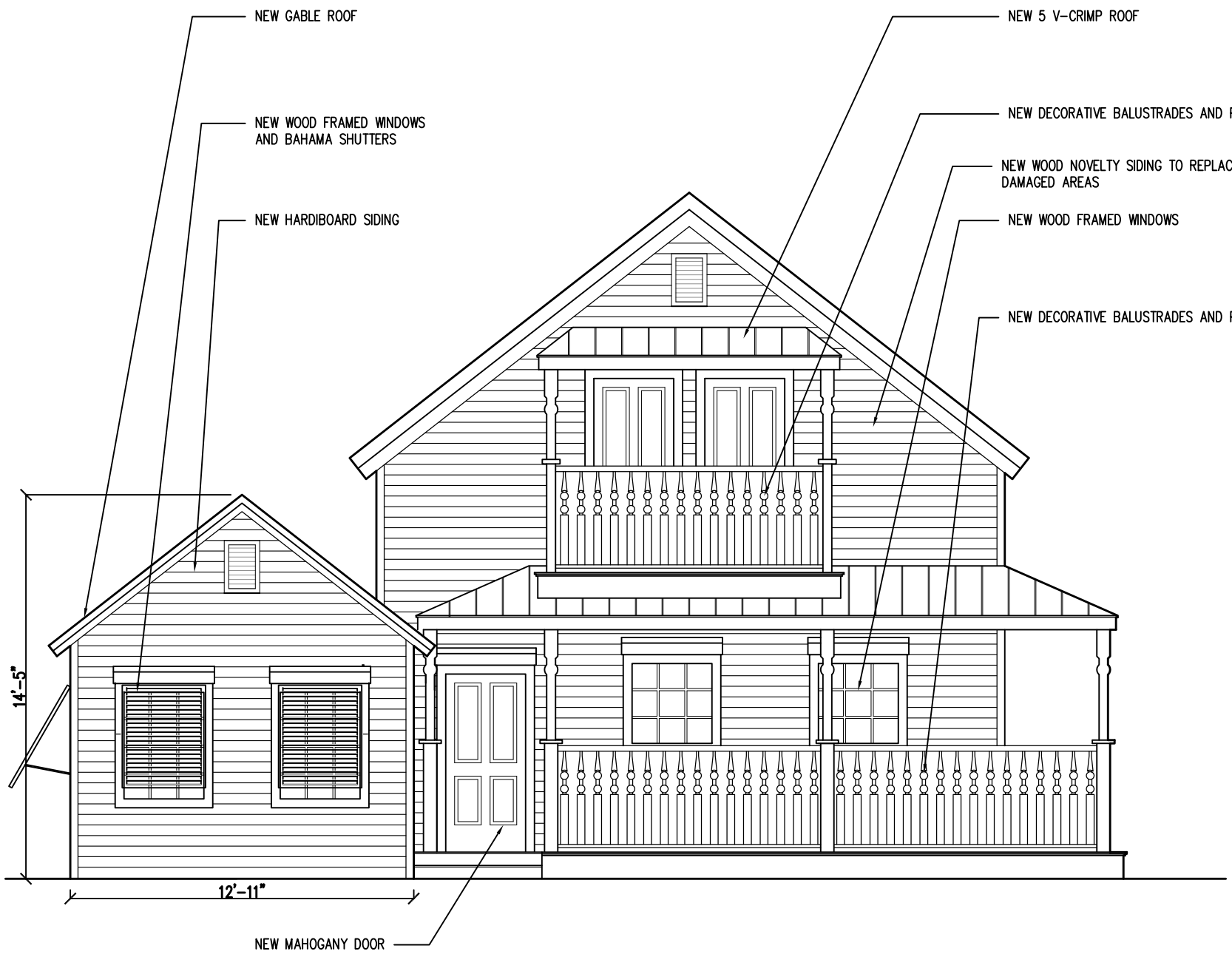
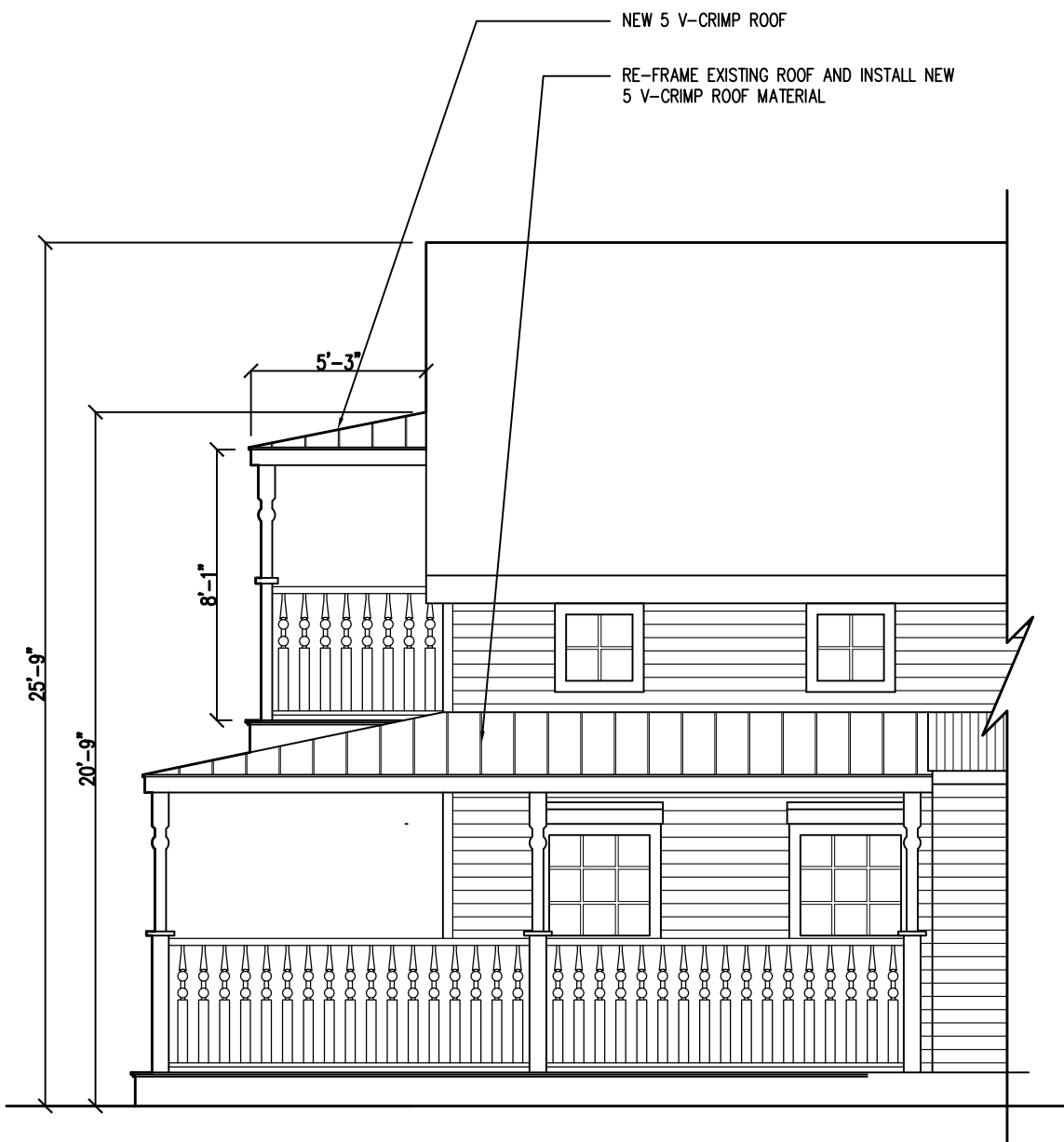
Seat:
 RICHARD J. MILELLI
 PE #58315

General Notes:
 1. SEE ALL DIMENSIONS ON THIS PLAN
 2. SEE ALL NOTES ON THIS PLAN

SENGUPTA
 RENOVATION
 1212 GEORGIA ST.
 KEY WEST, FLORIDA 33040

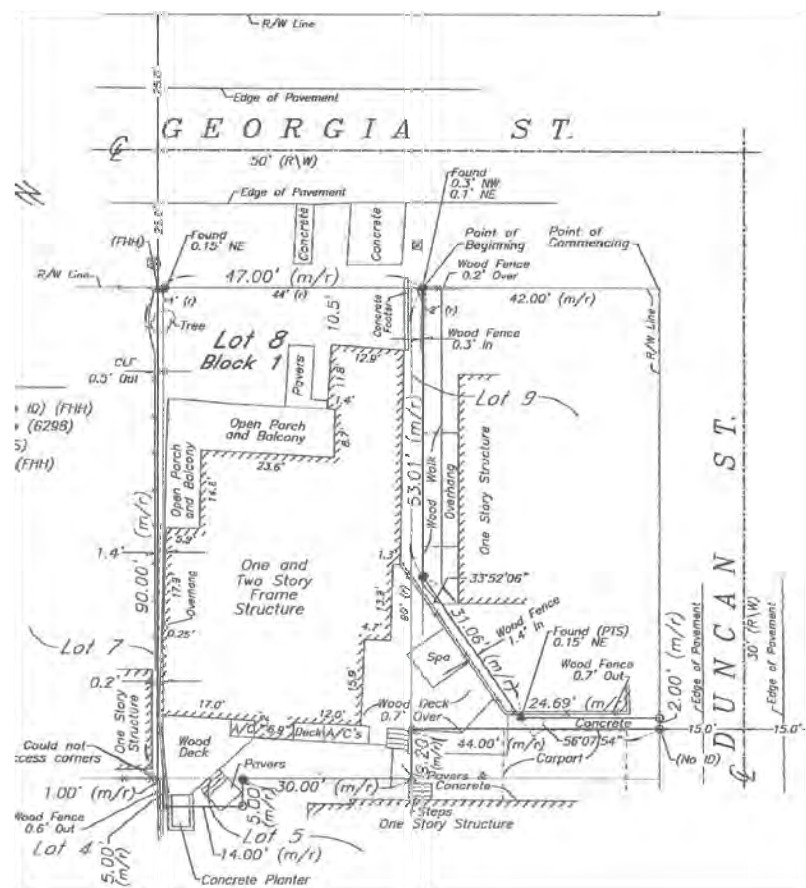
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 Checked By: RJM
 Project No.:
 Scale:
 AutoCad File No.:

Revisions:
 Title:
 PROPOSED ELEVATIONS
 Sheet Number:
A-3
 Date: FEBRUARY 15, 2013

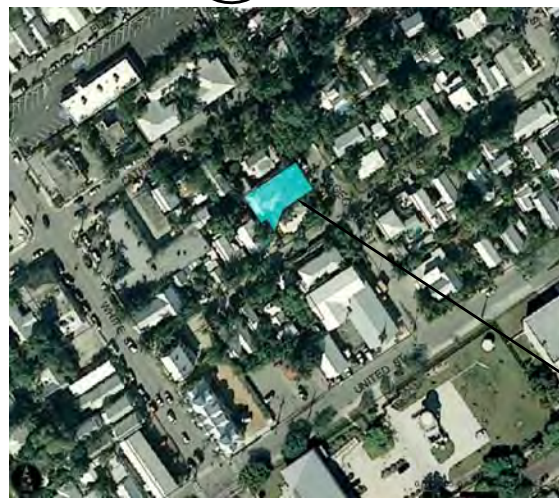


2
 A-2
NW ELEVATION
 SCALE: 3/16" = 1'-0"

1
 A-2
NE ELEVATION
 SCALE: 3/16" = 1'-0"



3 EXISTING SITE PLAN
D-1 SCALE: NOT TO SCALE



4 LOCATION MAP
D-1 SCALE: NOT TO SCALE

SELECTIVE NOTES

DEMOLITION NOTES:

PROTECT ALL EXISTING CONSTRUCTION, NOT SCHEDULED FOR REMOVAL, AT ALL TIMES. PROVIDE ADEQUATE SHORING AND/OR BRACING TO PREVENT DAMAGE. PROMPTLY REPAIR DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO THE OWNER.

PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT INDIVIDUALS FROM INJURY. PROVIDE SECURITY LOCKS OR OTHER MEANS TO PREVENT INADVERTENT ENTRY INTO WORK ZONE.

CONSTRUCT DUST PROOF PARTITIONS TO SEPARATE WORK AREA WHERE NOISY OR DUSTY OPERATIONS ARE PERFORMED. KEEP WORK AREAS CLEAN TO LIMIT DUST AND DIRT TRACKING TO NON-CONSTRUCTION ZONES.

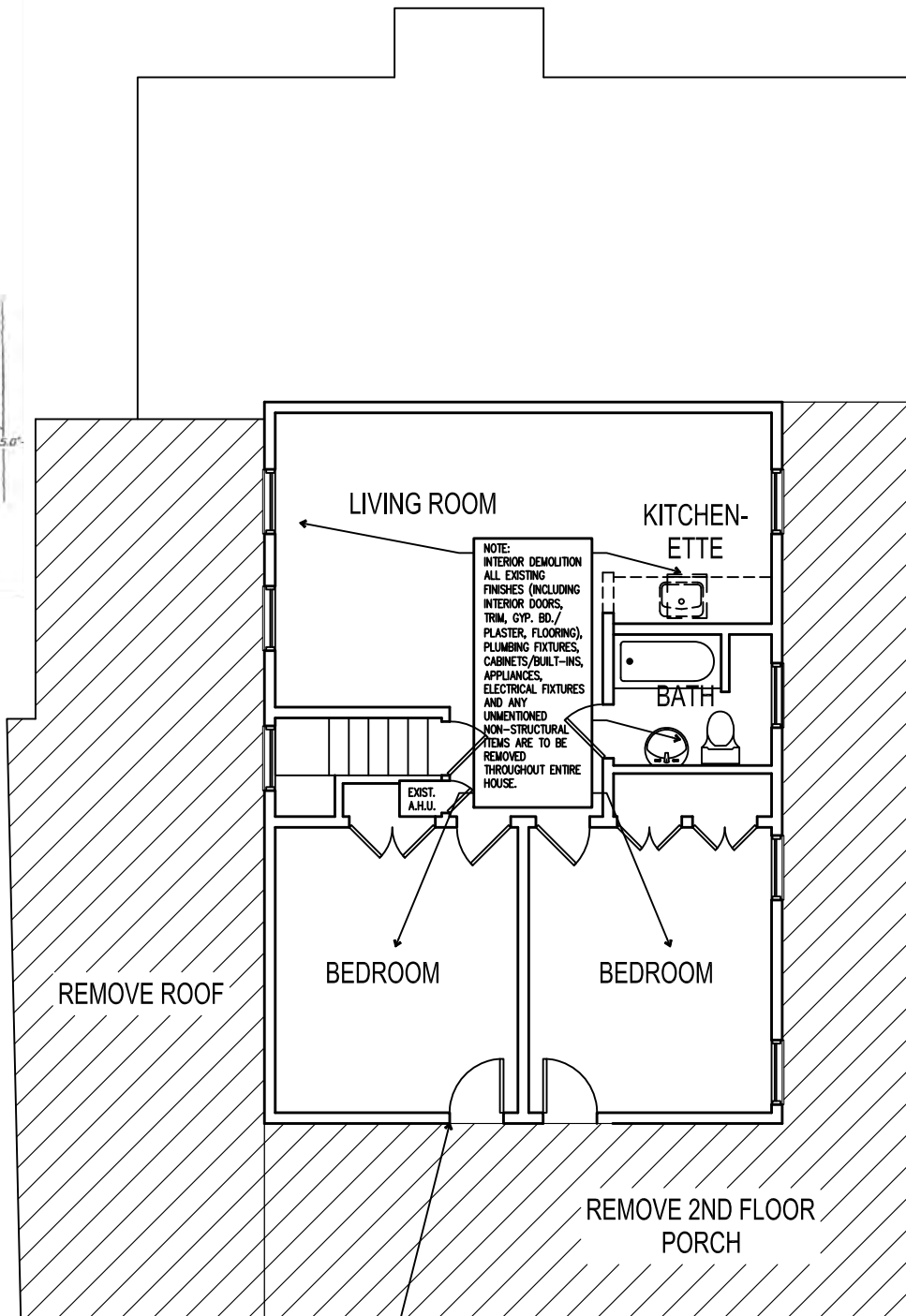
MAINTAIN EXISTING UTILITIES FOR USE BY OWNER AND PROTECT FROM DAMAGE WHEN SERVICE INTERRUPTION IS UNAVOIDABLE. COORDINATE WITH OWNER AND UTILITY COMPANIES. PROVIDE TEMPORARY UTILITY SERVICE AS REQUIRED BY OWNER.

SHORING AND BRACING:

PROVIDE ADEQUATE SHORING AND BRACING AT ALL LOCATIONS WHERE NEW OPENINGS ARE SHOWN TO BE CUT INTO EXISTING LOAD BEARING WALLS.

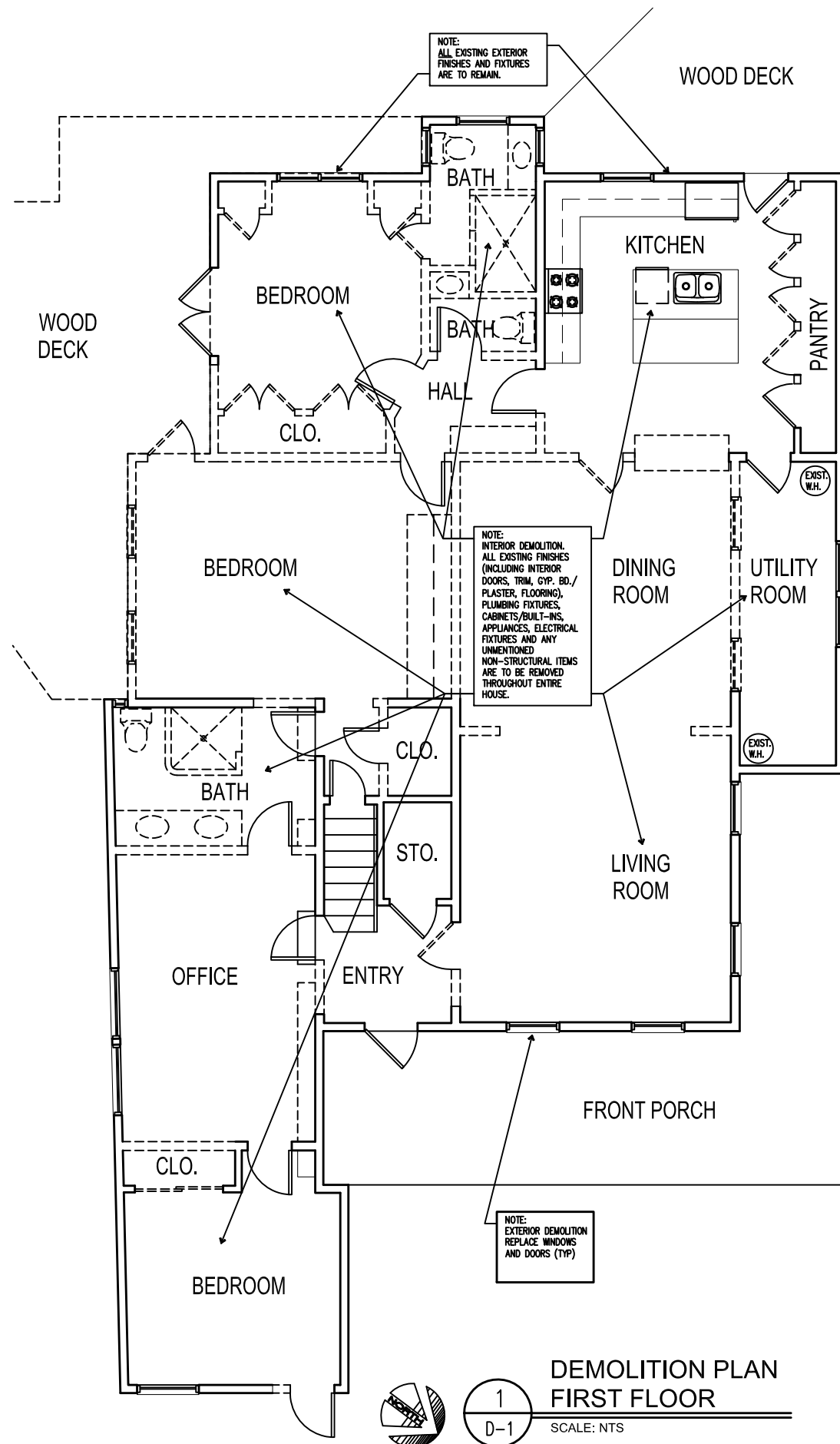
SHORING SHALL BE PERFORMED BY AN EXPERIENCED SHORING CONTRACTOR.

SHORING SHALL BE CONTINUOUS TO THE LOWEST LEVEL AND BE ADEQUATELY DISTRIBUTED TO PREVENT DAMAGE TO EXISTING GRADE SLABS.



NOTE:
EXTERIOR DEMOLITION
REPLACE WINDOWS
AND DOORS (TYP)

2 DEMOLITION PLAN SECOND FLOOR
D-1 SCALE: NTS



NOTE:
EXTERIOR DEMOLITION
REPLACE WINDOWS
AND DOORS (TYP)

1 DEMOLITION PLAN FIRST FLOOR
D-1 SCALE: NTS

Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

RICHARD J. MILELLI
PE #58315

General Notes:

SENGUPTA RENOVATION
1212 GEORGIA STREET
KEY WEST, FLORIDA 33040

Drawn By: LWL	Checked By: RJM
Project No.:	Scale:
AutoCad File No.	

Revisions:

Title:
DEMOLITION PLAN

Sheet Number:
D-1

Date: FEB 4, 2013

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., August 22, 2017 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

AFTER-THE FACT - ADDING A DECK ON TOP OF BEDROOM ADDITION AND A WALKWAY TO CONNECT EXISTING FRONT BALCONY. RAILS AND SPINDLES WILL SURROUND THE TWO SIDES NOT ADJACENT TO EXISTING STRUCTURE.

#1212 GEORGIA STREET

Applicant – Robert T. Bowersox Application #17- 0631

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared ROBERT BOWERSOX, 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:
1212 GEORGIA STREET, KW 33040 on the 16 day of AUGUST, 2017.

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 AUGUST 22, 2017.

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 _____.

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

Signed Name of Affiant: [Signature]
Date: 8.16.17
Address: 1212 GEORGIA ST
City: KEY WEST
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 16th day of August, 2017.

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

NOTARY PUBLIC

Sign Name: Natalie L Hill
Print Name: Natalie L. Hill

Notary Public - State of Florida (seal)
My Commission Expires: 11/29/2020



Public Meeting Notice

The following information is for the public's information only. It is not intended to constitute an offer of insurance or any other financial product. For more information, please contact your agent.

AFTER THE FACT - ADDING A DECK TO TOP OF BEDROOM - ADDITION - AND A BALCONY TO CONNECT EXISTING FRONT BALCONY - BATH AND KITCHEN WILL SURROUND THE POOL AREA, NOT ADJACENT TO EXISTING STRUCTURE.

WORLD GROUPS GROUP
10000 W. 10th Avenue, Suite 200, Denver, CO 80202
Phone: 303.733.1000
www.worldgroups.com

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PROPERTY APPRAISER INFORMATION

qPublic.net™ Monroe County, FL

Summary

Parcel ID 00035050-000000
 Account # 1035921
 Property ID 1035921
 Millage Group 10KW
 Location 1212 GEORGIA ST, KEY WEST
 Address
 Legal KW MOFFATS SUB PB1-12 PT LT 5 AND PT LT 7 AND ALL LT 8 AND PT
 Description LT 9 SQR 1 TR 14 OR249-128/129 OR472-972 OR774-1290 OR780-284
 OR894-1511 OR1311-342/343 OR2596-1117/1118 OR2596-1122/1123
 OR2637-1086/1088 OR2720-2156/58
 (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

BOWERSOX ROBERT T TRUST 12/30/92
 1212 GEORGIA ST
 KEY WEST FL 33040

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$572,186	\$369,350	\$363,109	\$126,176
+ Market Misc Value	\$32,095	\$28,254	\$17,802	\$77
+ Market Land Value	\$612,498	\$546,692	\$240,950	\$354,954
= Just Market Value	\$1,216,779	\$944,296	\$621,861	\$481,207
= Total Assessed Value	\$1,216,779	\$603,112	\$548,284	\$481,207
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,216,779	\$944,296	\$621,861	\$481,207

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	4,595.00	Square Foot	47	90

Buildings

Building ID	2792	Exterior Walls	ABOVE AVERAGE WOOD	
Style		Year Built	1903	
Building Type	S.F.R. - R1 / R1	Foundation	WD CONC PADS	
Gross Sq Ft	3255	Roof Type	GABLE/HIP	
Finished Sq Ft	2835	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	CONC S/B GRND	
Condition	GOOD	Heating Type	NONE with 0% NONE	
Perimeter	344	Bedrooms	5	
Functional Obs	0	Full Bathrooms	5	
Economic Obs	0	Half Bathrooms	1	
Depreciation %	2	Grade	550	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	60	0	0
FLA	FLOOR LIV AREA	2,835	2,835	0
OPF	OP PRCH FIN LL	360	0	0
TOTAL		3,255	2,835	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
HOT TUB	2013	2014	1	1 UT	4
FENCES	2013	2014	1	318 SF	2
WOOD DECK	2013	2014	1	477 SF	2
RES POOL	2013	2014	1	70 SF	5

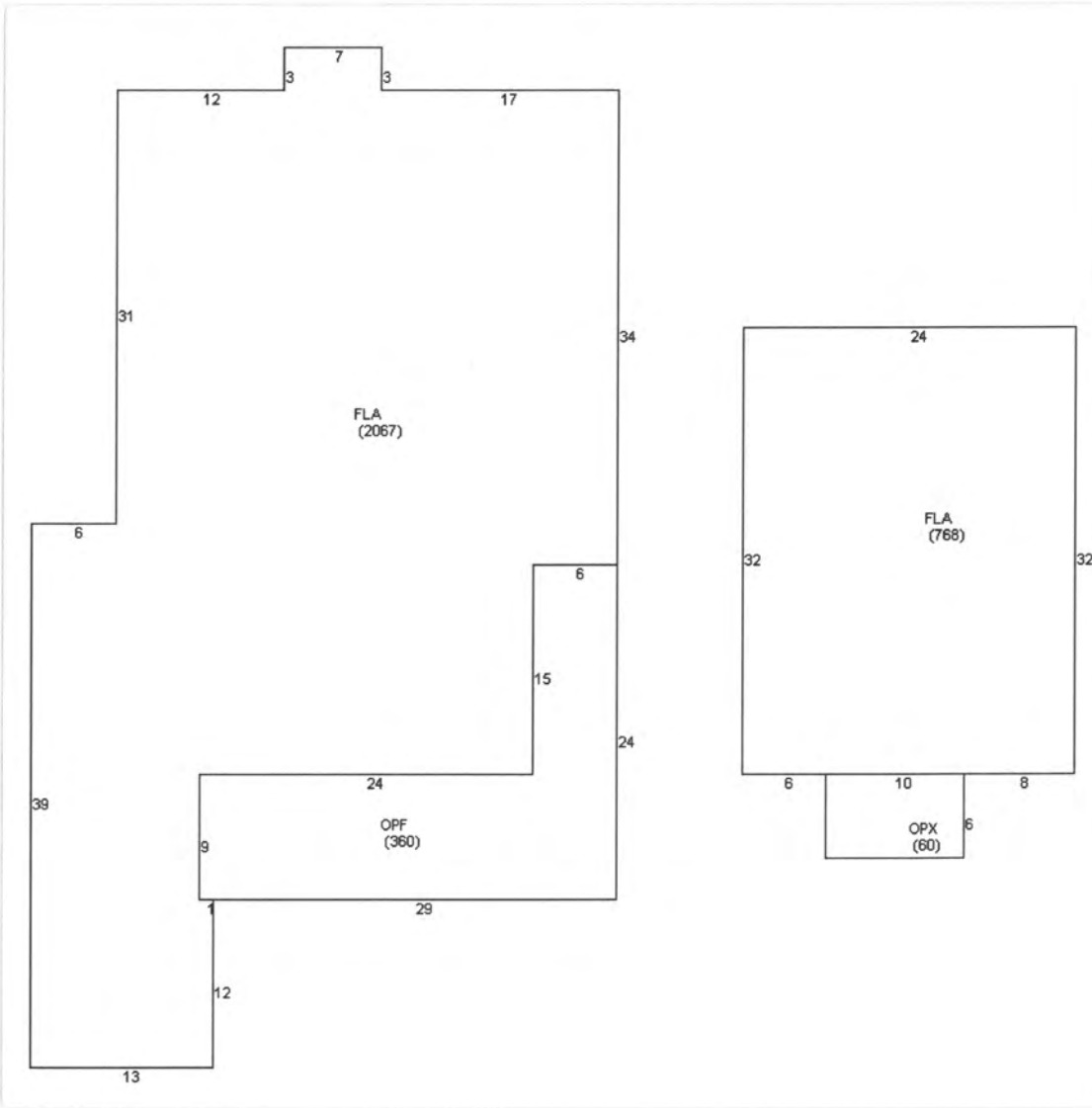
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/13/2015	\$1,412,500	Warranty Deed		2720	2156	02 - Qualified	Improved
7/1/2013	\$100	Quit Claim Deed		2637	1086	11 - Unqualified	Vacant
10/25/2012	\$100	Quit Claim Deed		2596	1117	11 - Unqualified	Improved
10/25/2012	\$325,000	Warranty Deed		2596	1122	38 - Unqualified	Improved
10/1/1983	\$97,000	Warranty Deed		894	1511	Q - Qualified	Improved
2/1/1971	\$13,500	Conversion Code		780	284	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-0388	2/5/2015	2/25/2015	\$1,800		R & R BATHROOM VANITY
14-0769	3/10/2014	4/4/2014	\$3,975	Residential	INSTALL 75 SQ FT OF V-CRIMP ROOF. REPAIR EXISTING ROOF.
14-0239	2/6/2014	4/4/2014	\$1,000	Residential	BUILD APPROX 50" OF 6' SOLID WOOD FENCE. AT REAR OF PROPERTY BUILD 70' OF 3' HIGH OPEN PICKET FENCE TO BE PAINTED WHITE.
13-4063	9/27/2013	10/1/2013	\$2,400	Residential	10SF FURNISH AND INSTALL TUPLUS AND 5 V-CRIMP ON NEW ADDITION, FURNISH AND INSTALL M/B RUBBER ROLL. ROOFING ON EXISTING FLAT ROOF AND NEW ADDITION FLAT ROOF.
13-4057	9/26/2013	1/14/2014	\$4,000	Residential	BUILD WOOD DECK AT REAR OF HOUSE AND AROUND POOLS
13-2809	7/16/2013	1/14/2014	\$12,868	Residential	INSTALL A 5 TON AND A 2 TON AC SYSTEM AND 21 DUCTWORK OPENINGS
13-2122	7/9/2013	8/2/2013	\$50,000	Residential	RENOVATE HOUSE, NEW ROOF PORCH, LEVEL FLOORS, SIDING, INTERIOR PETITIONS
13-2194	6/7/2013	1/14/2014	\$18,000		PROVIDE AND INSTALL PLUMBING FOR 6 TOILETS, 4 TUBS, 1 SHOWER, 7 LAV SINKS, 1 WASHER.
13-1676	4/23/2013	1/14/2014	\$500	Residential	INSTALL 100A/240V TEMP SERVICE WITH 2 GFCI'S
13-1538	4/22/2013	1/14/2014	\$33,000	Residential	NEW POOL AND SPA WITH POOL EQUIPMENT AREA IN BACK OF HOUSE.
13-1588	4/22/2013	1/14/2014	\$800	Residential	COMPLETE ELECTRICAL INSTALLATION OF POOL AND SPA EQUIP. 2 POOL PUMPS, 1 HEATER, 2 LIGHTS.
13-0503	2/6/2013		\$15,400	Residential	INTERIOR DEMO: FLOORS, BATHROOMS, NON-BEARING WALLS, KITCHEN, INTERIOR DOORS
13-0503	2/6/2013	4/4/2014	\$15,400	Residential	INTERIOR DEMO: FLOORS, BATHROOMS, NON-BEARING WALLS, KITCHEN, INTERIOR DOORS.
05-2924	7/15/2005	11/4/2005	\$2,450	Residential	V-CRIMP ROOF 4SQS
04-0237	1/30/2004	9/28/2004	\$3,000	Residential	RUBBER ROOF
03-3494	10/1/2003	9/28/2004	\$7,500	Residential	INST 3-TON A/C + 2 X 12K BTU DUCTLESS UNITS
01-492	1/31/2001	10/18/2001	\$850	Residential	REPAIR FLASHING

Sketches (click to enlarge)



Photos



Map



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

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

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