



Historic Architectural Review Commission

Staff Report for Item 7

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: September 24, 2019

Applicant: William P. Horn, Architect

Application Number: H2019-0036

Address: #1227 Washington Street

Description of Work:

Renovations to main house and new one-story rear addition. Extension of side covered porch. Renovations of pool house and raise above flood. Renovations to garage, including foundations and site work.

Site Facts:

The site under review is a lot containing a one-story wood frame house, as well as a frame garage, a pool, and a pool house. Over the years the site has undergone additions and alterations, including the addition of the open, shed-roofed rear porch and the screening in of the once open front porch.

The house is a contributing historic residence, which was built in 1925. The rear porch and the front porch infill are elements that are not historic to the house.

Guidelines Cited on Review:

- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guidelines 7 and 15.
- Guidelines for Additions and Alterations on Contributing, Non-Contributing, and Non-Historic Buildings and Structures (pages 37a-37k), specifically guidelines 6, 11, 13, 22 and 33.

Staff Analysis:

A Certificate of Appropriateness is under review for a one-story rear addition to the main house as well as renovations to the main house, garage, and pool house. The addition will be a wood-frame structure with fiber-cementitious lap siding and V-crimp metal roofing. The existing enclosed front porch is to be opened and reconstructed to its historical appearance, and the non-historic rear porch is to be removed. The main house will have new roofing, new wood windows and doors, and repairs done to the historic wood siding. The existing covered porch on the side of the house is to be extended about 20 feet. The existing rear yard garage will be renovated and raised 20 inches with a new foundation. The existing rear yard pool house will be renovated and raised above flood level.

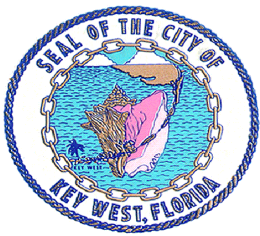
Consistency with Cited Guidelines:

It is staff's opinion that the proposed design is appropriate to the site and surrounding context. The porch reconstruction duplicates the historic porch and removal of the infill will reveal historic columns, which will help return the house to its original state. The proposed addition is located on the rear elevation and is limited in its size and scale in relation to the historic house. The design of the addition is similar or smaller in form, proportion, and scale to the historic house and the materials proposed for the new addition work in harmony with those of the original, while keeping the addition differentiated from the historic.

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	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

1227 Washington St., Key West, FL 33040

NAME ON DEED:

Timothy & Buffy Mitchell

PHONE NUMBER 1 336 978 6957

OWNER'S MAILING ADDRESS:

1420 Grindelwald Dr

EMAIL tmitchell@31dodge.com

Kernersville, NC 27284

APPLICANT NAME:

William P. Horn Architect, PA

PHONE NUMBER 305 296 8302

APPLICANT'S ADDRESS:

915 Eaton St.

EMAIL william@wphornarchitect.com

Key West, FL 33040

APPLICANT'S SIGNATURE:

DATE 08/22/2019

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: Adding a one story addition to the rear of the existing main building, renovations to the existing buildings, extend existing side yard porch, renovate Pool House and raise above flood, renovate existing garage and revise foundation, site work.

MAIN BUILDING: New roofing, new wood windows and doors, wood siding repairs, open up front porch, extend side porch, add rear addition.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): Removing non-historic open shed roof rear porch and non-historic front porch infill.

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): Renovate existing rear yard Pool House, raise above flood, renovate existing rear yard garage, raise 20" with new foundation.	
PAVERS: Stone and brick pavers	FENCES: New 4 ft wood front fencing and 6 ft fencing in rear yard areas.
DECKS: Side wood decking	PAINTING: Paint white to match existing.
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
One new A/C condensor unit, relocate generator.	

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
REASONS OR CONDITIONS:				
STAFF REVIEW COMMENTS:				
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:		
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:		

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1227 Washington St., Key West, FL 33040
PROPERTY OWNER'S NAME:	Timothy & Buffy Mitchell
APPLICANT NAME:	William P. Horn Architect, PA

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.***

 PROPERTY OWNER'S SIGNATURE	Tim M. Mitchell 8/22/19 DATE AND PRINT NAME
---	---

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Demolishing non-historic front porch enclosure, rear shed roof covered porch and non-historic metal windows from a historic building.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);
(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.
(2) Or explain how the building or structure meets the criteria below:
(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
(d) Is not the site of a historic event with significant effect upon society.
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

Does not apply.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

Does not apply.

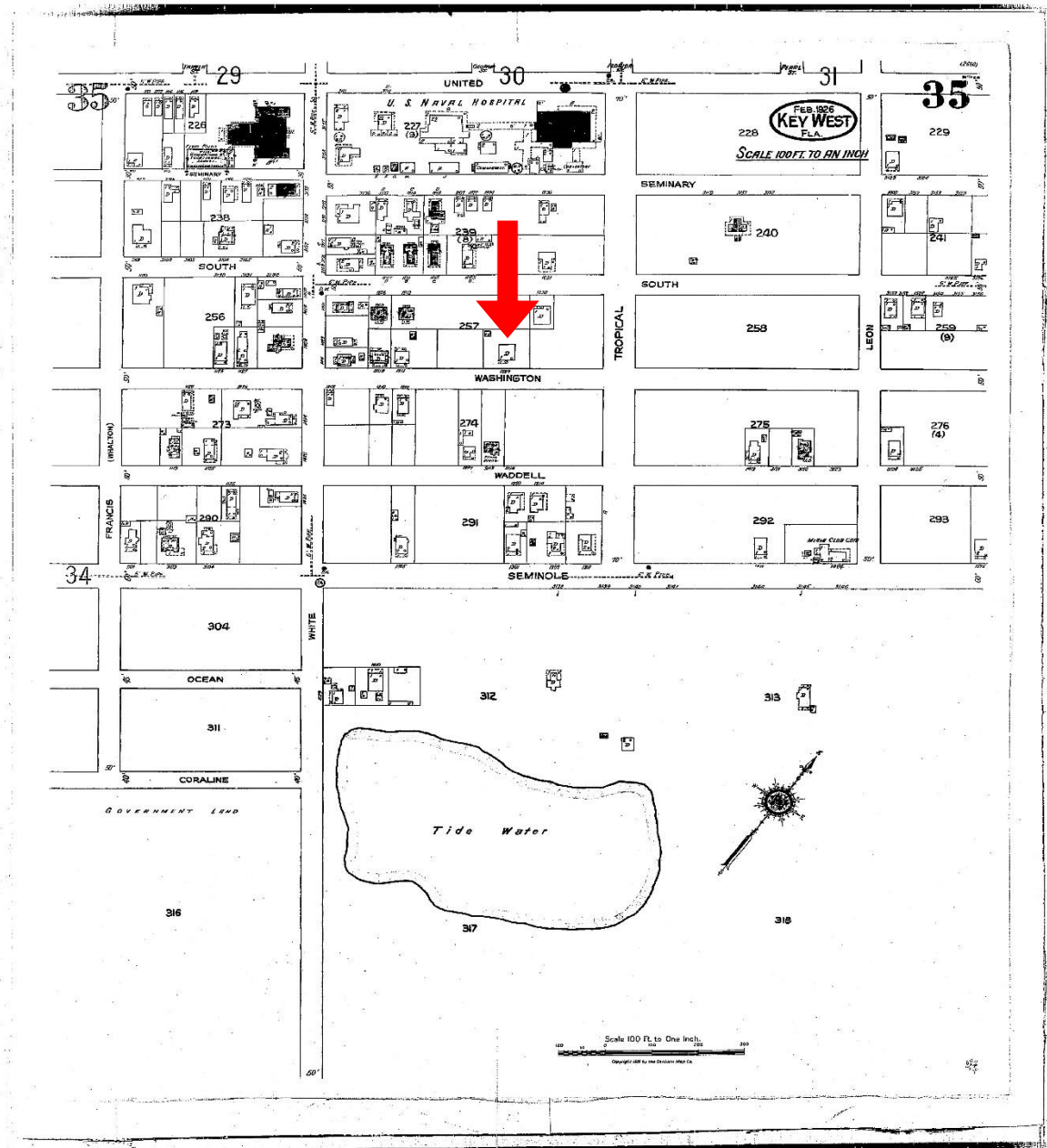
(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.


Does not apply.

(4) Removing buildings or structures that would otherwise qualify as contributing.

Does not apply.

SANBORN MAPS

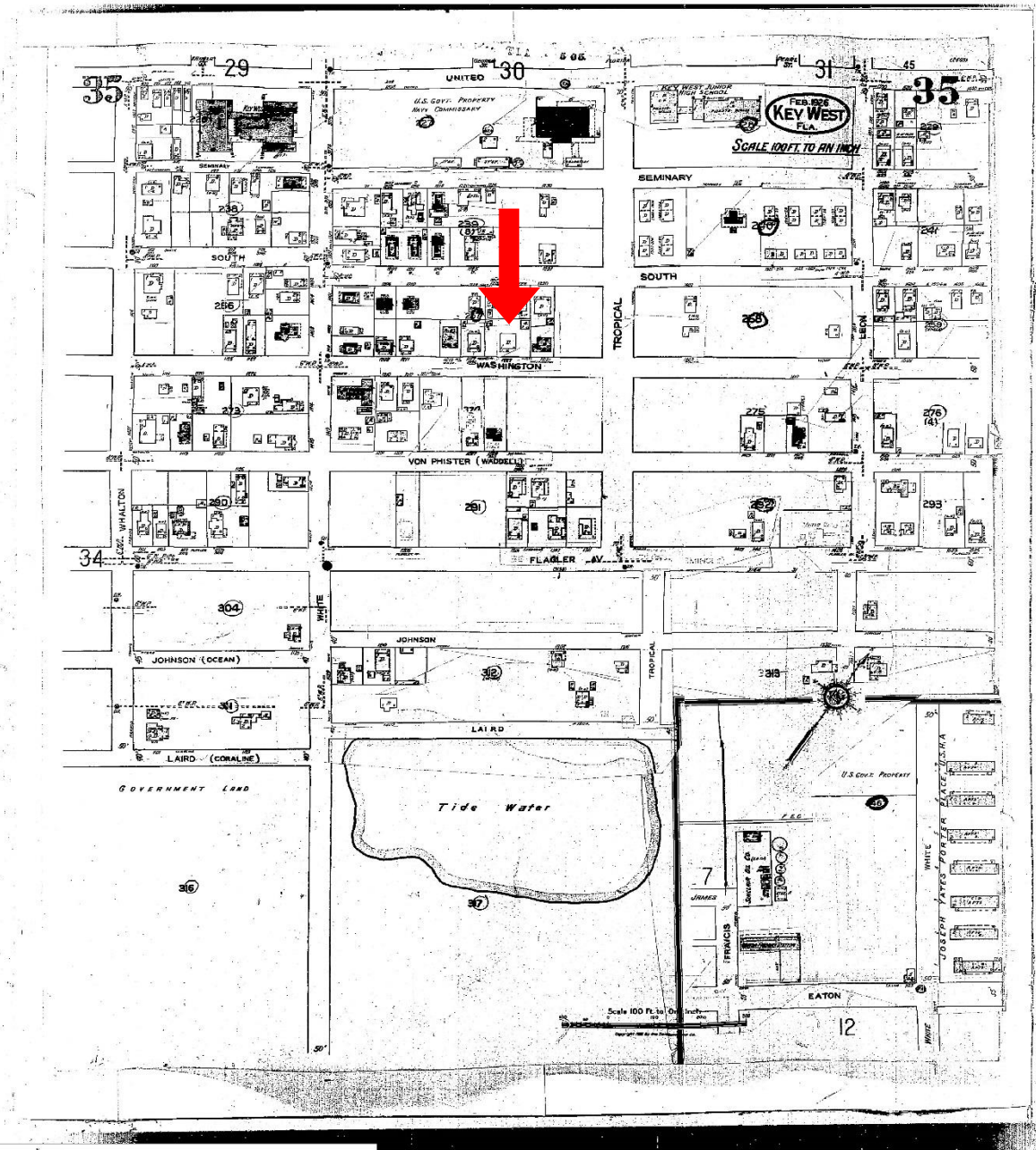


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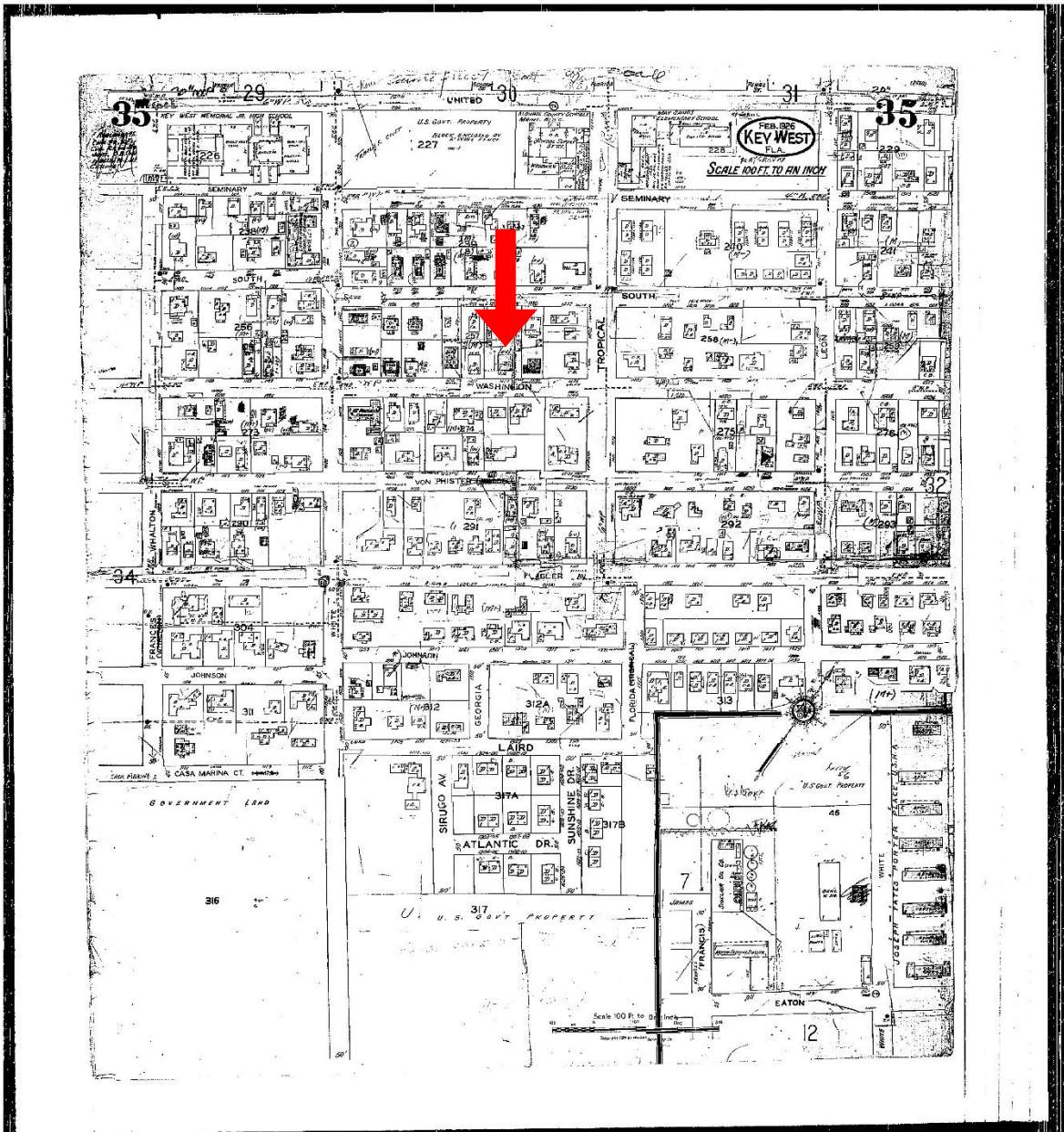
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PROJECT PHOTOS

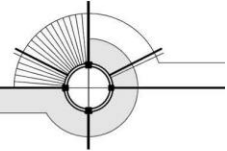


1227 WASHINGTON STREET
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



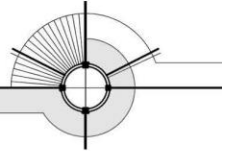


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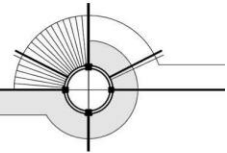


1227 WASHINGTON STREET
SIDE VIEW

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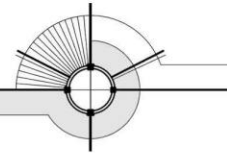


1227 WASHINGTON STREET
REAR VIEW

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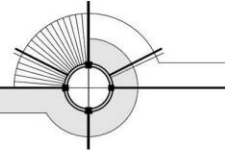


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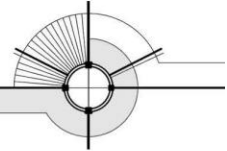


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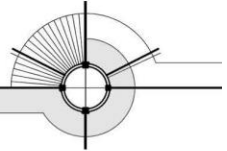


1227 WASHINGTON STREET
GARAGE
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

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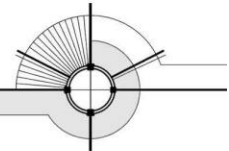


1227 WASHINGTON STREET
REAR POOL HOUSE
FRONT/SIDE VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

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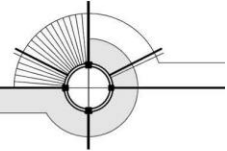


1231 WASHINGTON STREET
RIGHT NEIGHBORING PROPERTY
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

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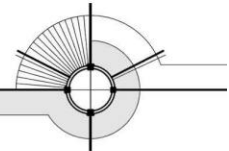


1217 WASHINGTON STREET
LEFT NEIGHBORING PROPERTY
FRONT VIEW

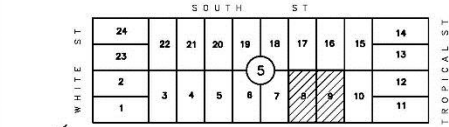
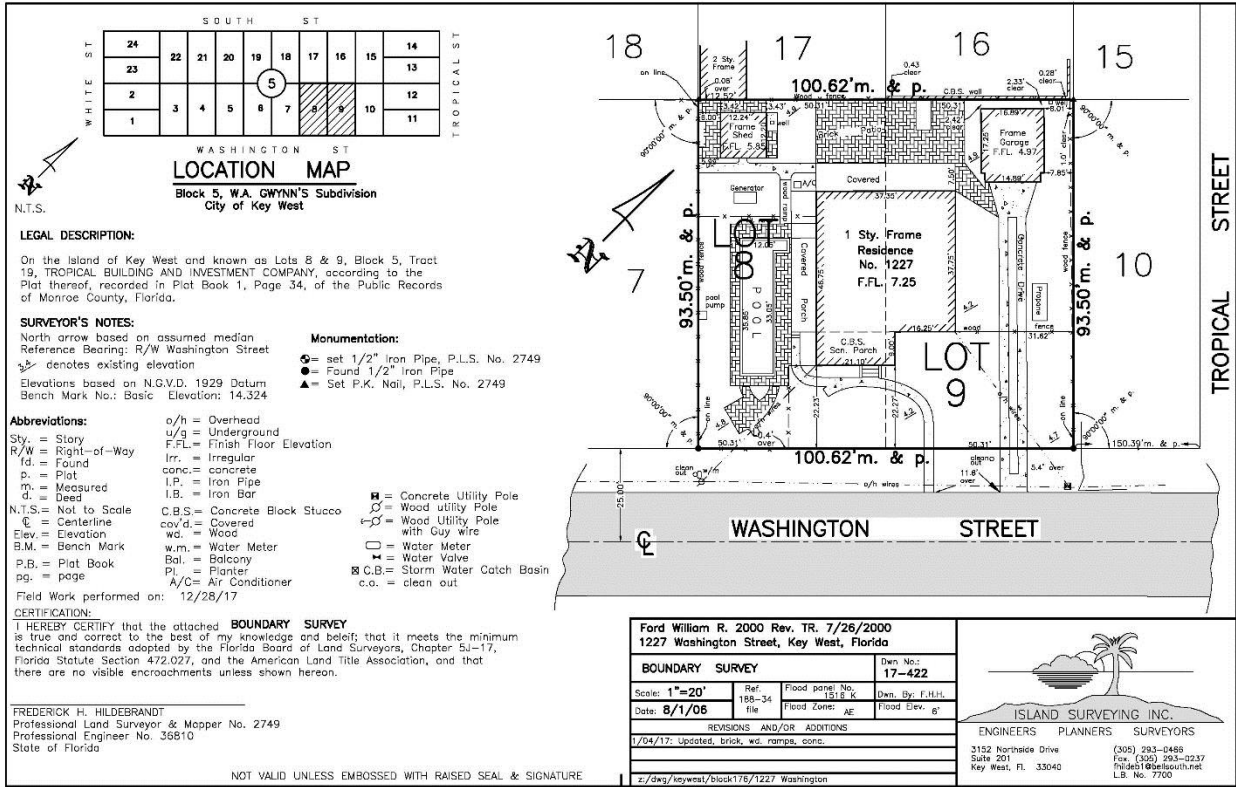
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SURVEY



LOCATION MAP
Block 5, W.A. Gwynn's Subdivision
City of Key West

LEGAL DESCRIPTION:

On the island of Key West and known as Lots 8 & 9, Block 5, Tract 19, TROPICAL BUILDING AND INVESTMENT COMPANY, according to the Plat thereof, recorded in Plat Book 1, Page 34, of the Public Records of Monroe County, Florida.

SURVEYOR'S NOTES:

North arrow based on assumed median Reference Bearing: R/W Washington Street
 S denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324

Monumentation:

- = set 1/2" iron Pipe, P.L.S. No. 2749
- = Found 1/2" iron Pipe
- ▲ = Set P.K. Nail, P.L.S. No. 2749

Abbreviations:

- Sty. = Story
- R/W = Right-of-Way
- fd = Found
- p. = Plat
- m. = Measured
- d. = Deed
- N.T.S. = Not to Scale
- ⊕ = Centerline
- Elev. = Elevation
- B.M. = Bench Mark
- P.B. = Plat Book
- pg. = page
- Field Work performed on: 12/28/17
- o/h = Overhead
- u/g = Underground
- F.F.L. = Finish Floor Elevation
- Irr. = Irregular
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- C.B.S. = Concrete Block Stucco
- cov.d. = Covered
- wd. = Wood
- w.m. = Water Meter
- Bal. = Balcony
- Pl. = Planter
- A/C = Air Conditioner
- ☒ = Concrete Utility Pole
- ☒ = Wood utility Pole
- ☒ = Wood Utility Pole with Guy wire
- ☒ = Water Meter
- ☒ = Water Valve
- ☒ C.B.S. = Storm Water Catch Basin
- c.o. = clean out

CERTIFICATION:

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Ford William R. 2000 Rev. TR. 7/26/2000 1227 Washington Street, Key West, Florida			
BOUNDARY SURVEY		Dwn. No. - 17-422	
Scale: 1"=20'	Ref. 198-34	Flood zone No. 1B/E K	Dwn. By: F.H.H.
Date: 8/1/06	file	Flood Zone: AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			
1/04/17: Updated, brick, wd. ramps, corr.			
z:/dwg/keywest/block176/1227 Washington			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, FL 33040
(305) 293-0466
Fax: (305) 293-0237
fhd@islsurveying.com
L.B. No. 7700

PROPOSED DESIGN

SITE DATA

SITE AREA: 8,408 S.F. (0.215 ACRES)
 LAND USE: MHCR
 FLOOD ZONE: AE +6.0'
 FAR: ALLOWED = 1.0 MAX.
 DENSITY = 16 UNITS/ACRE
 HEIGHT ALLOWED = 30' MAX.

SETBACKS

FRONT SETBACK: REQUIRED = 10'-0"
 EXISTING = 20'-3"
 PROPOSED = 20'-3"

SIDE (WEST) SETBACK: REQUIRED = 5'-0"
 EXISTING = 5'-0"
 PROPOSED = 5'-0"

SIDE (EAST) SETBACK: REQUIRED = 5'-0"
 EXISTING = 6'-10"
 PROPOSED = 6'-10"

REAR SETBACK: REQUIRED (GARAGE) = 10'-0"
 EXISTING (GARAGE) = 1'-4"
 EXISTING (POOL HOUSE) = 2'-3"
 EXISTING (MAIN HOUSE) = 15'-4"
 PROPOSED (GARAGE) = 1'-4"
 PROPOSED (POOL HOUSE) = 5'-5"
 PROPOSED (MAIN HOUSE) = 9'-0"
 (VARIANCE REQUIRED)

BUILDING COVERAGE AREA

ALLOWED: 3,783.3 S.F. (40% MAX.)
 EXISTING: 2,877 S.F. (30.8%)
 PROPOSED: 3,856 S.F. (38.8%)

IMPERVIOUS AREA

ALLOWED: 5,844.8 S.F. (50% MAX.)
 EXISTING: 5,388 S.F. (51.4%)
 PROPOSED: 5,574 S.F. (58%)

LANDSCAPE AREA

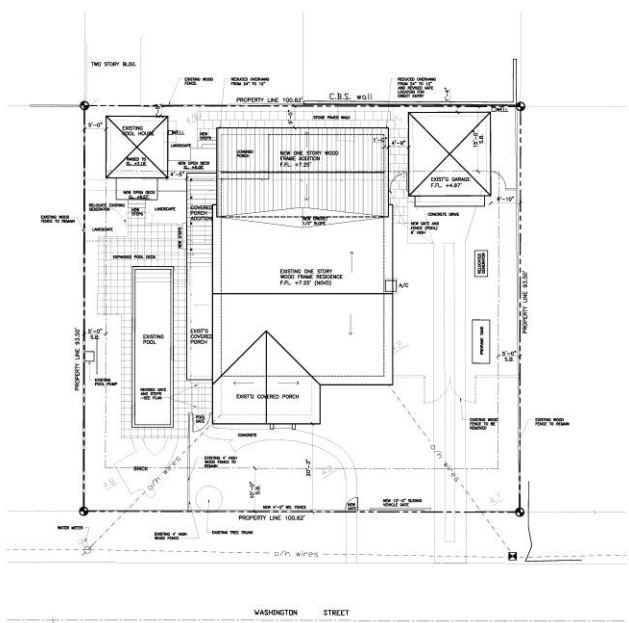
REQUIRED: 3,282.8 S.F. (32% MIN.)
 EXISTING: 4,210 S.F. (42.8%)
 PROPOSED: 3,834 S.F. (41%)

OPEN SPACE AREA

REQUIRED: 3,282.8 S.F. (32% MIN.)
 EXISTING: 4,210 S.F. (42.8%)
 PROPOSED: 3,834 S.F. (41%)

PARKING

REQUIRED: 1 SPACE/UNIT
 EXISTING: 1 SPACE/UNIT
 PROPOSED: 1 SPACE/UNIT



PROPOSED SITE PLAN
 SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY ISLAND SURVEYING, INC. DATED ON 01-04-17 SCALE: 1/8"=1'-0"

1227 Washington Street Renovations and Addition
 KEY WEST, FLORIDA



SITE DATA

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 EXISTING = 6'-10"
 PROPOSED = 6'-10"

REAR SETBACK: REQUIRED (GARAGE) = 10'-0"
 EXISTING (GARAGE) = 1'-4"
 EXISTING (POOL HOUSE) = 2'-3"
 EXISTING (MAIN HOUSE) = 15'-4"
 PROPOSED (GARAGE) = 1'-4"
 PROPOSED (POOL HOUSE) = 5'-5"
 PROPOSED (MAIN HOUSE) = 9'-0"
 (VARIANCE REQUIRED)

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OPEN SPACE AREA

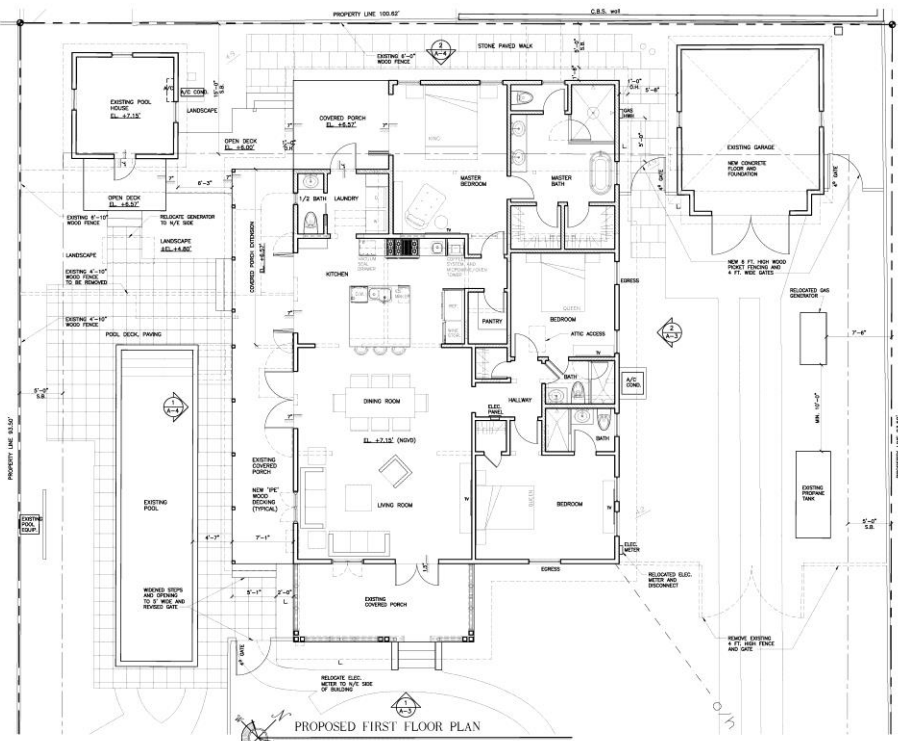
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 EXISTING: 4,210 S.F. (42.8%)
 PROPOSED: 3,834 S.F. (41%)

PARKING

REQUIRED: 1 SPACE/UNIT
 EXISTING: 1 SPACE/UNIT
 PROPOSED: 1 SPACE/UNIT

WALL LEGEND

EXISTING WALL CORNER
 NEW WALL
 EXISTING WALL TO BE REMOVED



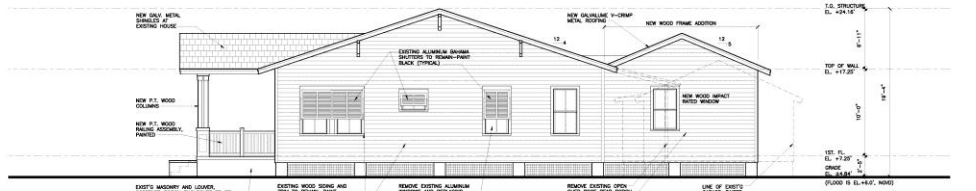
PROPOSED FIRST FLOOR PLAN
 SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY ISLAND SURVEYING, INC. DATED ON 01-04-17 SCALE: 1/4"=1'-0"

1227 Washington Street Renovations and Addition
 KEY WEST, FLORIDA





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

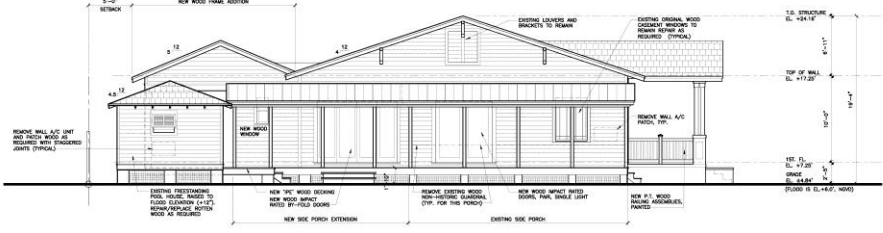


PROPOSED EAST SIDE ELEVATION
SCALE: 1/4"=1'-0"

1227 Washington Street Renovations and Addition
KEY WEST, FLORIDA



WILLIAMP HOES
ARCHITECT, P.A.
REGULATED
KEY WEST
FLORIDA
SINCE
1984
TEL: 305-266-0900
FAX: 305-266-0908
LICENSE NO.
14-00000-00
1227 Washington St
Renovations and Addition
KEY WEST, FLORIDA
DATE:
02-11-19
02:30 PM, RED
05:30-10:00 AM, RC
PROJECT
1227
1983
DRAWN BY
JFH
PROJECT
1227
1983



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

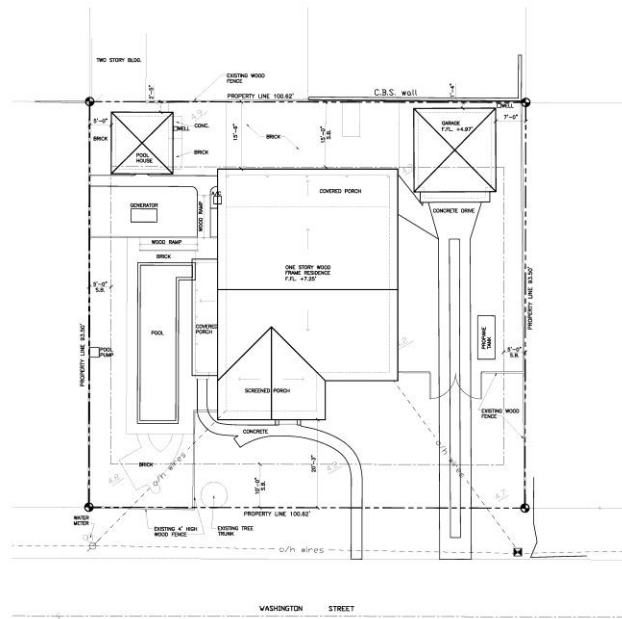


PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

1227 Washington Street Renovations and Addition
KEY WEST, FLORIDA



WILLIAMP HOES
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DATE:
02-11-19
02:30 PM, RED
05:30-10:00 AM, RC
PROJECT
1227
1983
DRAWN BY
JFH
PROJECT
1227
1983



EXISTING SITE PLAN
 SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY ISLAND SURVEYING, INC. DATED ON 05-04-17 SCALE: 1/8"=1'-0"

WILLIAMP HORR
 ARCHITECT, P.A.
 REGISTERED
 KEY WEST
 FLORIDA
 TEL: 305-281-8800
 FAX: 305-281-1000
 LICENSE NO.
 11-0000000

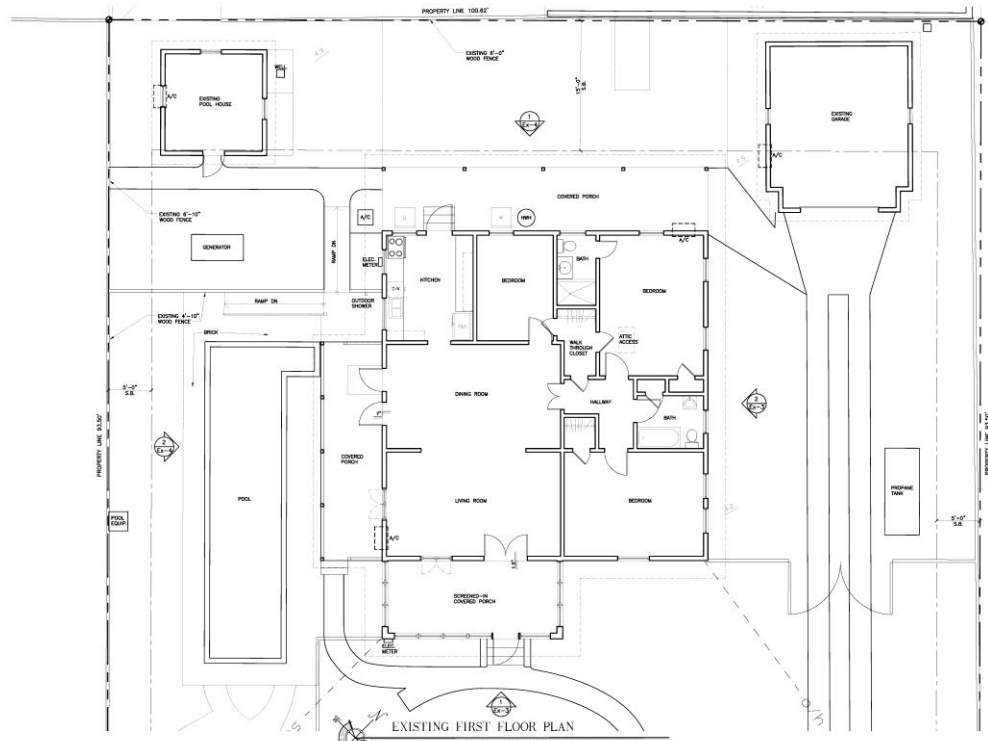
1227 Washington St
 Renovations and Addition
 KEY WEST, FLORIDA

DATE
 02-11-18
 02-20-18 PL. NO.
 05-20-18 MARK

DESIGNED BY
 JWH

PROJECT NUMBER
 1003

1227 Washington Street Renovations and Addition
 KEY WEST, FLORIDA



EXISTING FIRST FLOOR PLAN
 SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY ISLAND SURVEYING, INC. DATED ON 05-04-17 SCALE: 1/8"=1'-0"

WILLIAMP HORR
 ARCHITECT, P.A.
 REGISTERED
 KEY WEST
 FLORIDA
 TEL: 305-281-8800
 FAX: 305-281-1000
 LICENSE NO.
 11-0000000

1227 Washington St
 Renovations and Addition
 KEY WEST, FLORIDA

DATE
 02-11-18
 02-20-18 PL. NO.
 05-20-18 MARK

DESIGNED BY
 JWH

PROJECT NUMBER
 1003

1227 Washington Street Renovations and Addition
 KEY WEST, FLORIDA



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



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

1227 Washington Street Renovations and Addition
KEY WEST, FLORIDA



WILLIAMP HORR
ARCHITECT, P.A.
REGISTERED
KEY WEST
FLORIDA
3994
TEL: 305.286.8800
FAX: 305.286.1000
LICENSE NO.
17128000000
1227 Washington St
Renovations and Addition
KEY WEST, FLORIDA
DATE
02-11-18
07:50:35 PM, RD
05:30:18 HOUR
PROJECT
1227-18
1803



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



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

1227 Washington Street Renovations and Addition
KEY WEST, FLORIDA



WILLIAMP HORR
ARCHITECT, P.A.
REGISTERED
KEY WEST
FLORIDA
3994
TEL: 305.286.8800
FAX: 305.286.1000
LICENSE NO.
17128000000
1227 Washington St
Renovations and Addition
KEY WEST, FLORIDA
DATE
02-11-18
07:50:35 PM, RD
05:30:18 HOUR
PROJECT
1227-18
1803

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:30 p.m., September 24, 2019 at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO MAIN HOUSE AND NEW ONE-STORY REAR ADDITION. EXTENSION OF SIDE COVERED PORCH. RENOVATIONS OF POOL HOUSE AND RAISE ABOVE FLOOD. RENOVATIONS TO GARAGE, INCLUDING FOUNDATIONS AND SITE WORK. DEMOLITION OF NON-HISTORIC REAR PORCH AND FRONT PORCH INFILL.

#1227 WASHINGTON STREET

Applicant – William P. Horn, Architect Application #H2019-0036

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.

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 Joanna Walczak, 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:
1227 Washington Street on the 18th day of September, 2019.

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 September 24th, 2019.

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 H2019-0036.

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

Signed Name of Affiant:

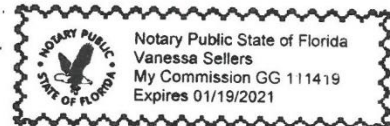
Joanna Walczak
Date: 09/18/2019
Address: 3217 HARRIET AVE.
City: KEY WEST
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 18TH day of September, 2019.

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

NOTARY PUBLIC

Sign Name: Vanessa Sellers
Print Name: Vanessa Sellers
Notary Public - State of Florida (seal)
My Commission Expires: 1/19/21





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 00041400-000000
 Account# 1042072
 Property ID 1042072
 Millage Group 10KW
 Location 1227 WASHINGTON ST, KEY WEST
 Address
 Legal Description KWTROPICAL BLDG AND INVESTMENT CO SUB LOTS 8 - 9 SQR 5 TR 19 PB1-34 OR290-280/281 OR337-571-572 OR634-18D/C OR1675-1510/12 OR2765-69D/C DR2939-1639 OR2939-1641 OR2939-1643
 (Note: Not to be used on legal documents.)
 Neighborhood 6157
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Tropical Building and Investment Co
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

MITCHELL TIMOTHY MARVIN 1420 Grindelwald Dr Kernersville NC 27284
 MITCHELL BUFFY DARLENE 1420 Grindelwald Dr Kernersville NC 27284

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$341,341	\$142,029	\$144,249	\$124,462
+ Market Misc Value	\$21,750	\$22,826	\$23,598	\$25,140
+ Market Land Value	\$537,714	\$544,394	\$541,054	\$566,442
= Just Market Value	\$900,805	\$709,249	\$708,901	\$716,044
= Total Assessed Value	\$900,805	\$709,249	\$313,099	\$306,660
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$900,805	\$709,249	\$288,099	\$281,660

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	9,408.00	Square Foot	100.6	93.5

Buildings

Building ID 3239
 Style GROUND LEVEL
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 2343
 Finished Sq Ft 1406
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 150
 Functional Obs 0
 Economic Obs 0
 Depreciation% 18
 Interior Walls WALL BD/WD WAL

Exterior Walls WD FR STUCCO
 Year Built 1930
 Effective Year Built 2003
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 500
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
DGF	DETCHED GARAGE	284	0	68
EPB	ENCL PORCH BLK	189	0	60
FLA	FLOOR LIV AREA	1,406	1,406	150
OPF	OP PRCH FIN LL	464	0	158
TOTAL		2,343	1,406	436

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1967	1968	1	140 SF	2
UTILITY BLDG	1971	1972	1	144 SF	3
WALL AIR COND	1981	1982	1	2 UT	2
RES POOL	1988	1989	1	333 SF	4
FENCES	1985	1986	1	960 SF	2
BRICK PATIO	1967	1968	1	552 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/30/2018	\$1,100,000	Warranty Deed	2197611	2939	1643	01 - Qualified	Improved

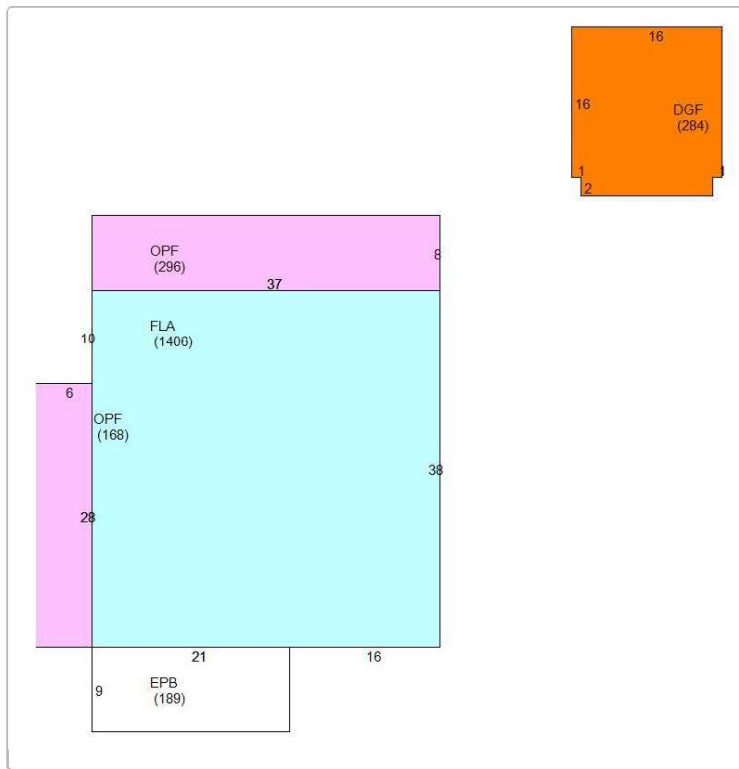
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-6373	12/7/2006	12/20/2006	\$1,500	Residential	INSTALL TRANSFER SWITCH CONDUIT WIRING FOR GENERATOR
05-3703	8/29/2005	12/19/2005	\$1,000	Residential	REPLACE 200AMP ENCLOSURE
03-2695	8/12/2003	10/13/2003	\$2,500	Residential	ROOFING
97-3903	12/23/1997	12/31/1997	\$4,000	Residential	SOLAR PANEL FOR POOL
96-3713	9/1/1996	12/1/1996	\$3,619	Residential	AWNINGS
B94-0331	1/1/1994	7/1/1994	\$4,700	Residential	CONST S/PORCH,ROOF & D/DR

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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 GDPR Privacy Notice

Last Data Upload: 9/13/2019 5:53:08 AM



Version 2.34