

Historic Architectural Review Commission

Staff Report Item 12

Meeting Date:	August 24, 2014
Applicant:	Anthony Sarno, Architect
Application Number:	H14-01-1250
Address:	#1023 Johnson Street
Description of Work:	Renovations to existing house and new addition to connect the garage structure.
Building Facts:	<p>The house in review is listed as a contributing resource. The Neo Classical Revival house was built ca. 1938. Original plans were designed by and architect Andrew J. Ferendino. Ferendino obtained his bachelor's Degree in Architecture from the University of Florida in 1933. Copies of the original plans were submitted as part of the application. The house has maintained most of its original architectural elements with the exception of the metal shingles in the roof that once were changed to v-crimp.</p> <p>The house is not located in the historic district, therefore HARC jurisdiction is on the main house and any attached addition proposed to it. Site improvements are not under the Commission jurisdiction.</p>
Guidelines Cited in Review:	<p>Secretary of the Interior's Standards (pages 16-23), specifically Standards 1, 2, 5, 9 and 10.</p> <p>Roofing (page 26), specifically first paragraph and guidelines 1, 2 and 3.</p> <p>Additions, alterations and new construction (pages 36-38a), specifically guidelines 1 through 8 of page 37 and guidelines 1 through 7 of pages 38-38a.</p>

Staff Analysis

The Certificate of Appropriateness in review proposes the addition of a one story structure on the northwest corner of the house in order to connect an existing garage with a carport. A small addition on the second floor and on the back of the house is also proposed. The additions will have wood siding to match existing.

The plans also include the refurbish of existing wood shutters by the installation of lexan panels on the back of each unit for hurricane protection. Removal of the existing roof and its replacement with metal v-crimp is also proposed. The plan includes restoration of existing wood windows as well as the repainting of the house in white color.

Consistency with Guidelines

1. The proposed new additions will be located on the back of the house and will not be visible from the street. The additions are small in size and are designed in keeping with the historic fabric.
2. The proposed additions will be built on a secondary elevation.
3. The new additions will not destroy historic materials that characterize the buildings.
4. Although the existing roof has asphalt shingles documentation evidences that the original material used in the house for the roof were metal shingles. Shingles give the house a texture and scale that is appropriate to the historic fabric.

The overall design promotes the rehabilitation of the historic house and the construction of two to small additions on secondary elevations. The additions will not obscure any character defining element of the historic house. The proposed additions will not have an effect on the historic building or the surrounding historic urban context.

For the proposed metal v-crimp it is staff's opinion that the material has an adverse effect on the house, understanding that the house was originally designed with metal shingles and it was built as such. Metal v-crimp on such a visible roof changes the character of the house and is not be an appropriate material to use. Staff recommends the use of metal shingles as the appropriate material for this historic house.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # 07-31-2014 011250

OWNER'S NAME: BRANSFORD GROUP, LLC DATE: 7/31/14

OWNER'S ADDRESS: 40 APPLICANT PHONE #: 305.292.7722

APPLICANT'S NAME: ANTHONY SARNO PHONE #: 305.292.7722

APPLICANT'S ADDRESS: 1001 WHITEHEAD STREET, #101

ADDRESS OF CONSTRUCTION: 1023 JOHNSON STREET # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: RENOVATION/RESTORATION OF 1937 STRUCTURE WITH REAR EXPANSION & INCLUSION OF GARAGE STRUCTURE. REPLACE ASPHALT SHINGLES W/ V'CRIMP, PAINT HOUSE & TRIM WHITE (HOUSE OFF WHITE, TRIM PURE WHITE), ~~ADD FENCE @ STREET, LANDSCAPE & PAVEMENT IMPROVEMENTS.~~

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: 7.31.14
Applicant's Signature: [Signature]

Required Submittals

<input type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT

Dept: 06/04/14 Date: 8/01/14 Permit no: 35187
 2014 1001250

* BUILDING PERMITS NEW

Trans number: 1.00 Staff Use Only \$100.00
 VM VISA/MASTERCARD \$613863
 Date: 8/01/14 Time: 13:32:50
 Staff Approval: _____
 Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*The house is located outside of the historic district
zones. Building is listed as contributing. Built ca. 1938
Guidelines for roofing
Guidelines for additions.*

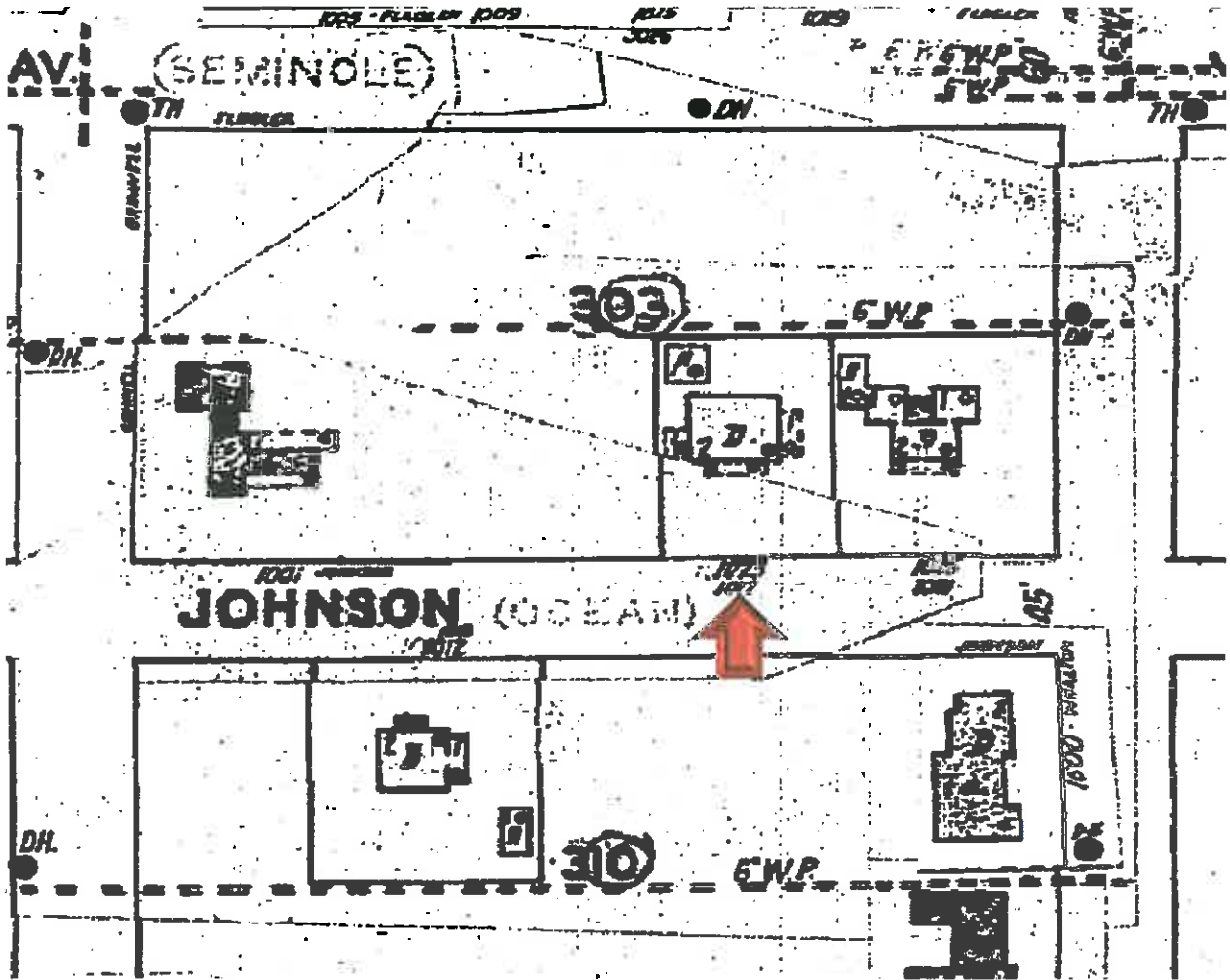
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

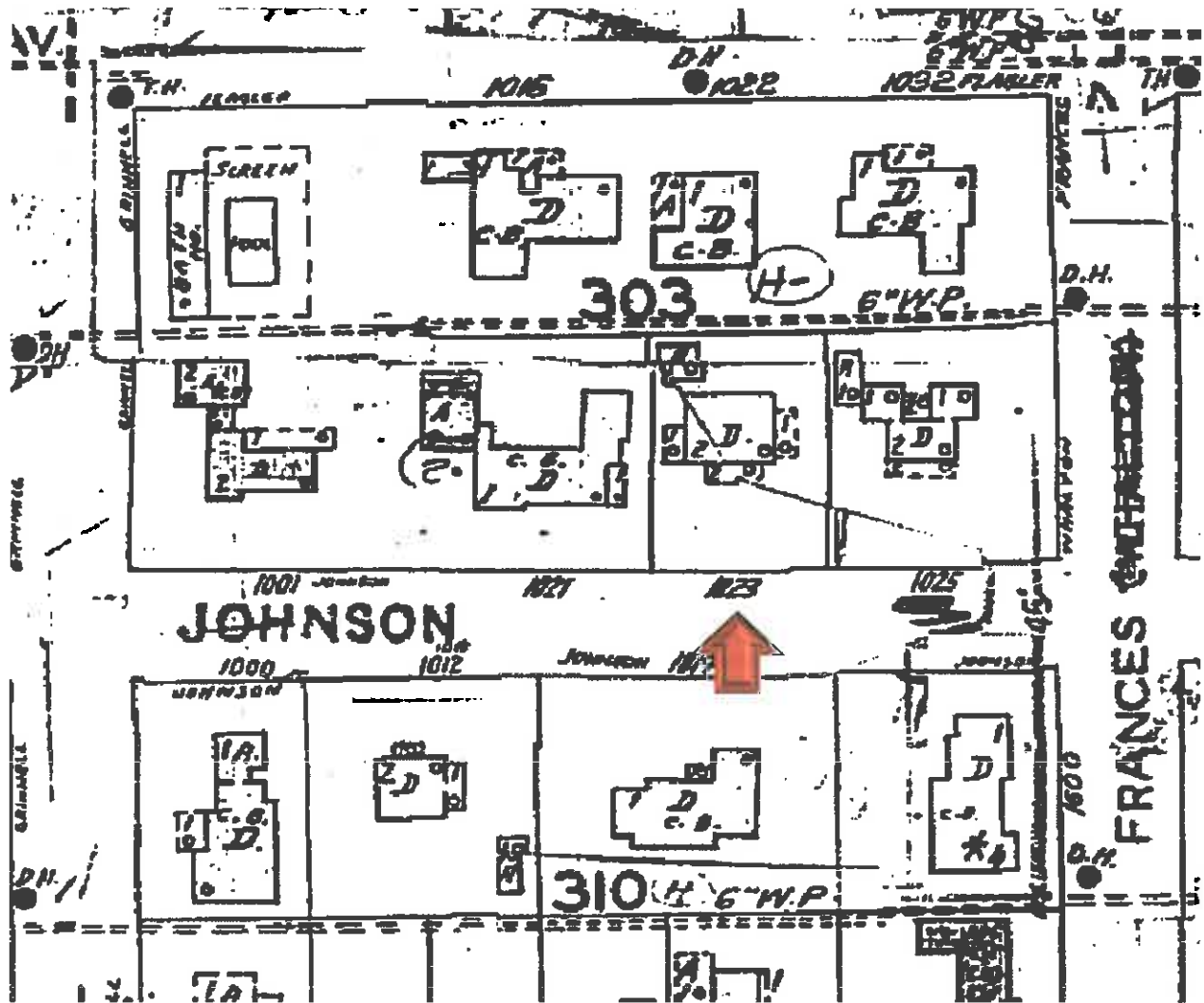
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#1023 Johnson Street Sanborn map 1948



#1023 Johnson Street Sanborn map 1962

Project Photos

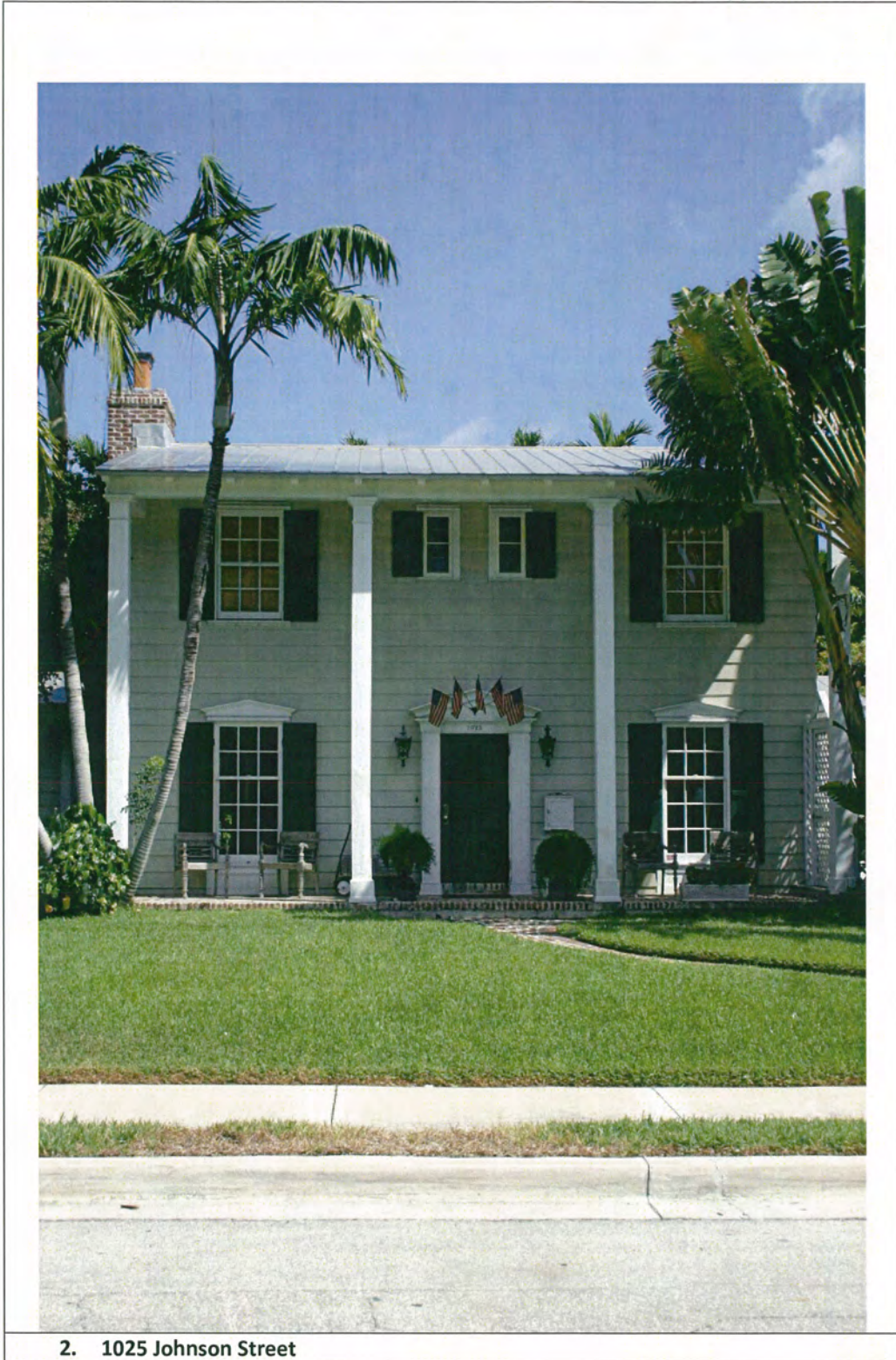




1. 1023 Johnson Street. View from the street.

Current Conditions

1023 Johnson Street



2. 1025 Johnson Street

Neighborhood Conditions
Johnson Street



3. 1101 Johnson Street

Neighborhood Conditions
Johnson Street



4. 1100 Johnson Street

Neighborhood Conditions
Johnson Street



Neighborhood Conditions
Johnson Street



6. 1014 Johnson Street

Neighborhood Conditions
Johnson Street



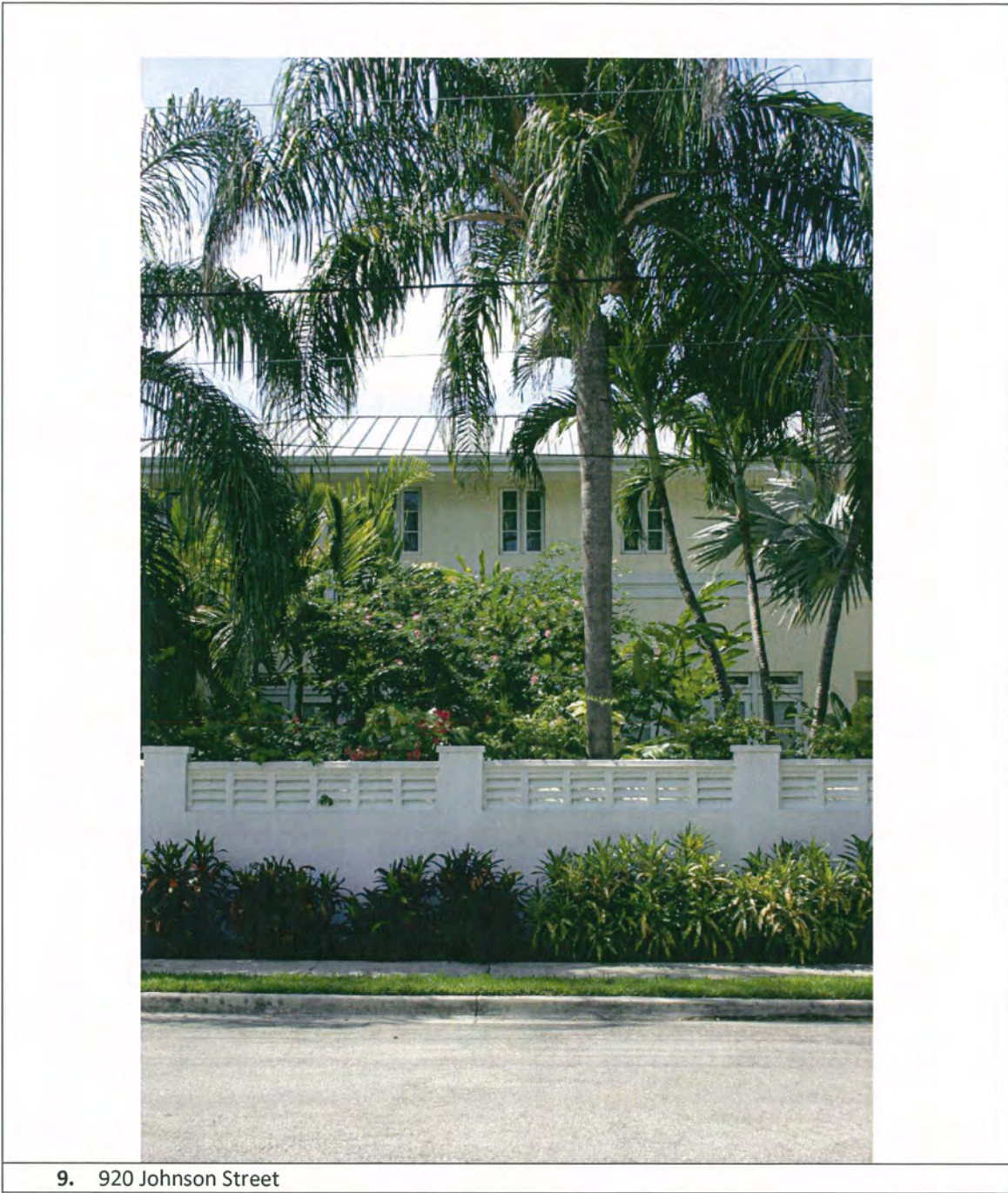
7. 1012 Johnson Street

Neighborhood Conditions
Johnson Street



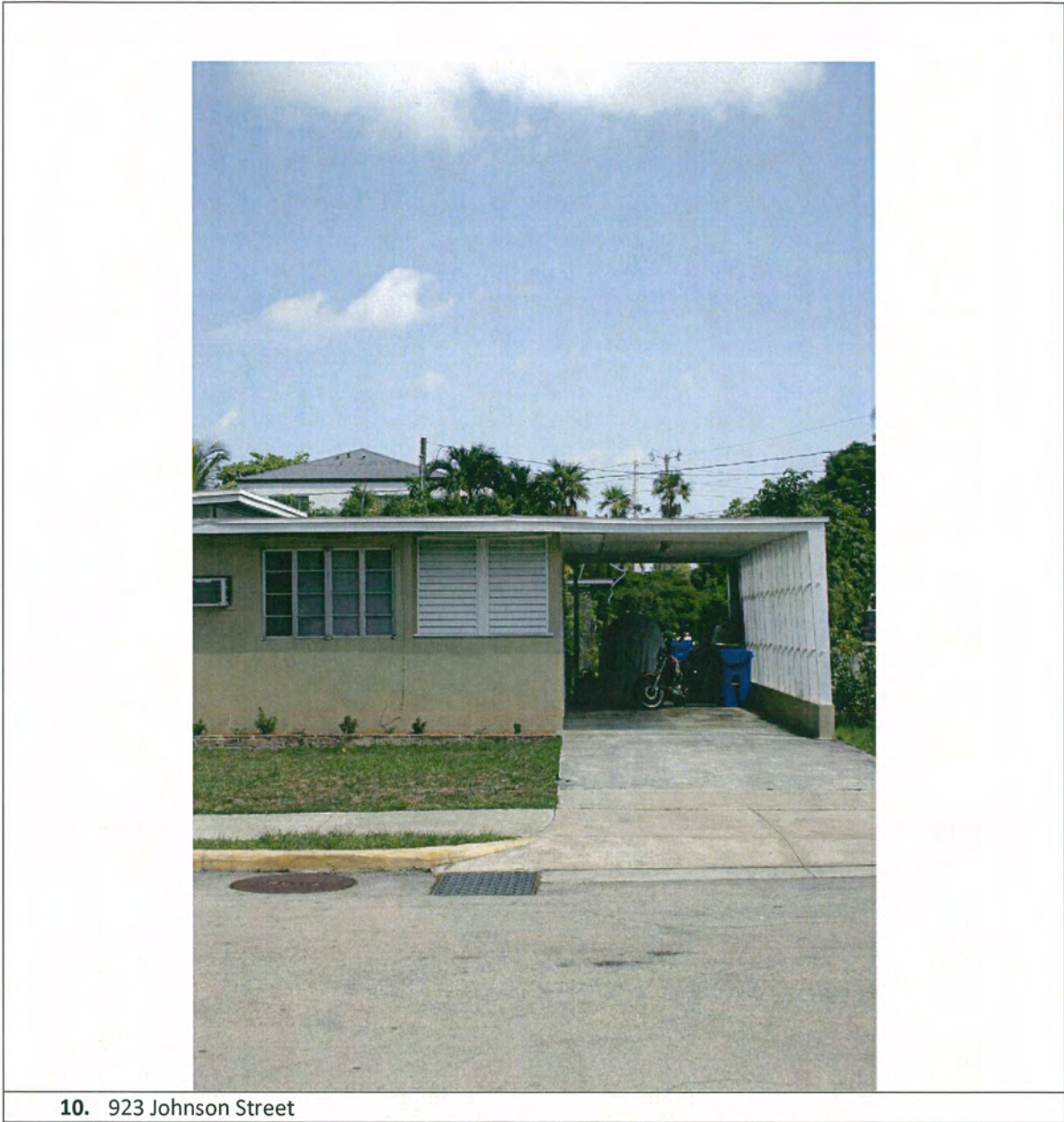
8. 1000 Johnson Street

Neighborhood Conditions
Johnson Street



9. 920 Johnson Street

Neighborhood Conditions
Johnson Street



10. 923 Johnson Street

Neighborhood Conditions
Johnson Street



11. 1507 Grinnell Street (Right: Street View from Grinnell, Left: Street View From Johnson Street)

Neighborhood Conditions
Johnson Street



12. 1021 Johnson Street

Neighborhood Conditions
Johnson Street



①



②



③



④



⑤



⑥



⑦



⑧



⑨



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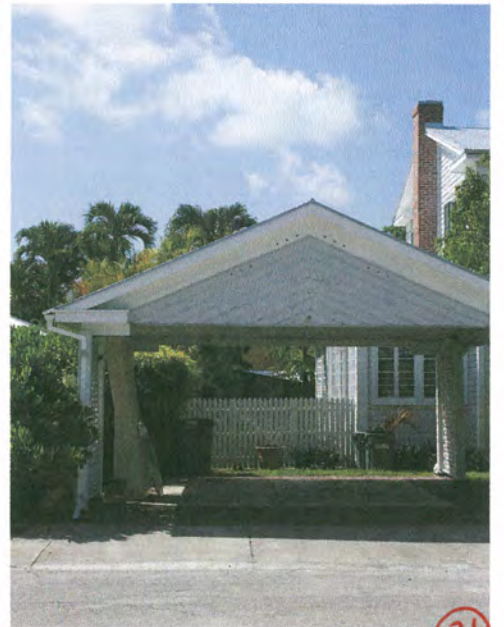
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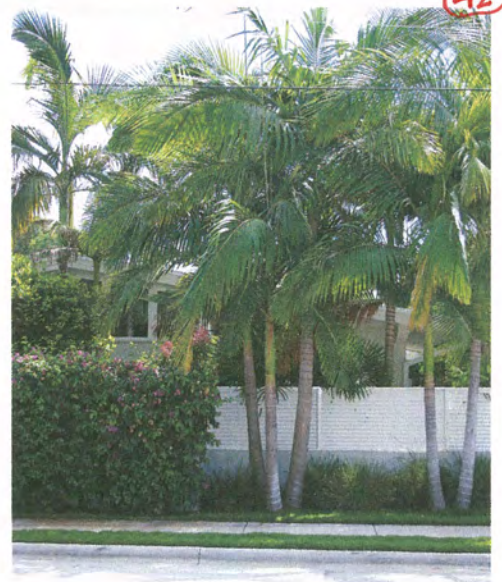
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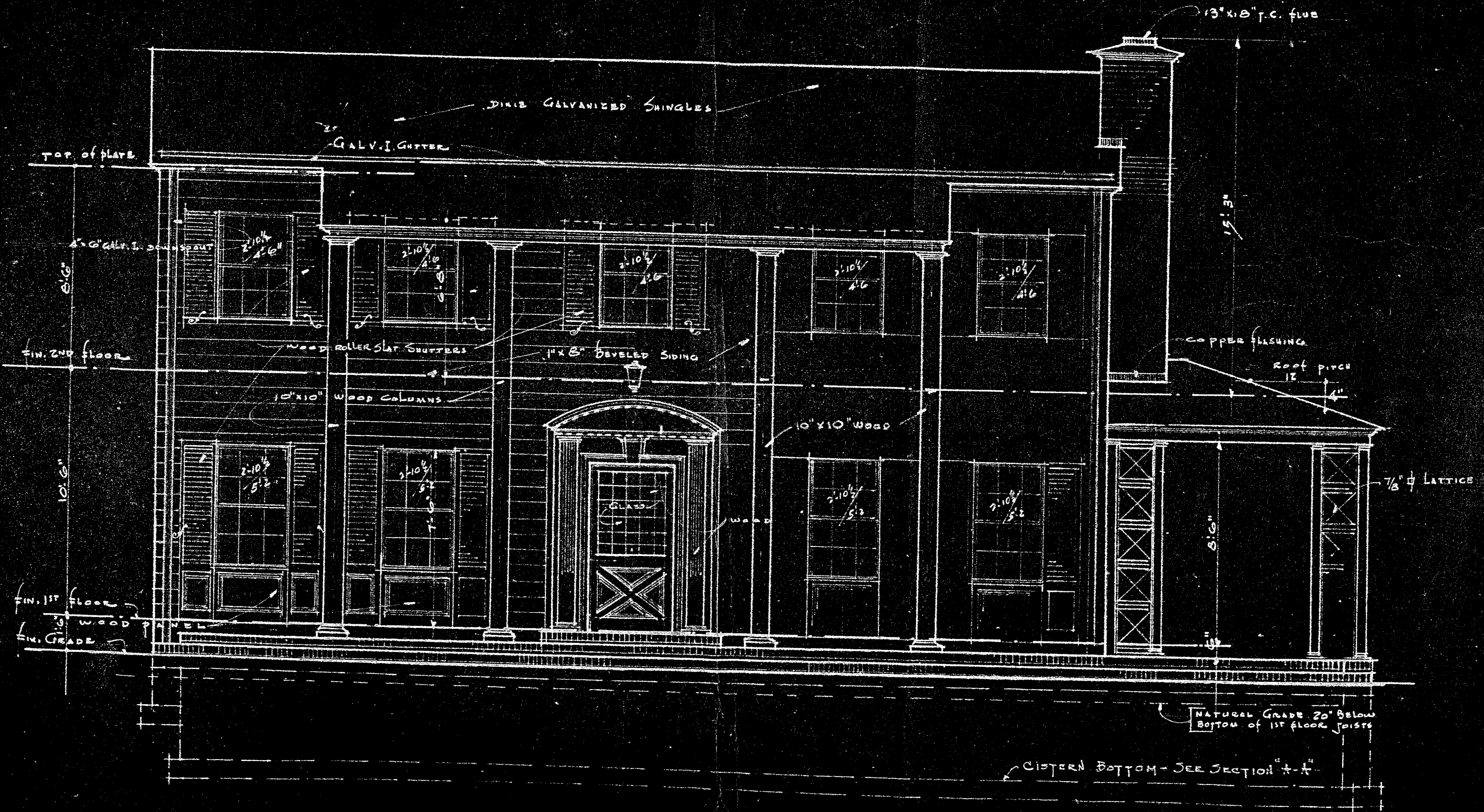


52



53

Original Plans



13' x 18" r.c. flue

DIRIE GALVANIZED SHINGLES

2" GALV. I. GUTTER

TOP OF PLATE

15' 3"

COPPER FLASHING

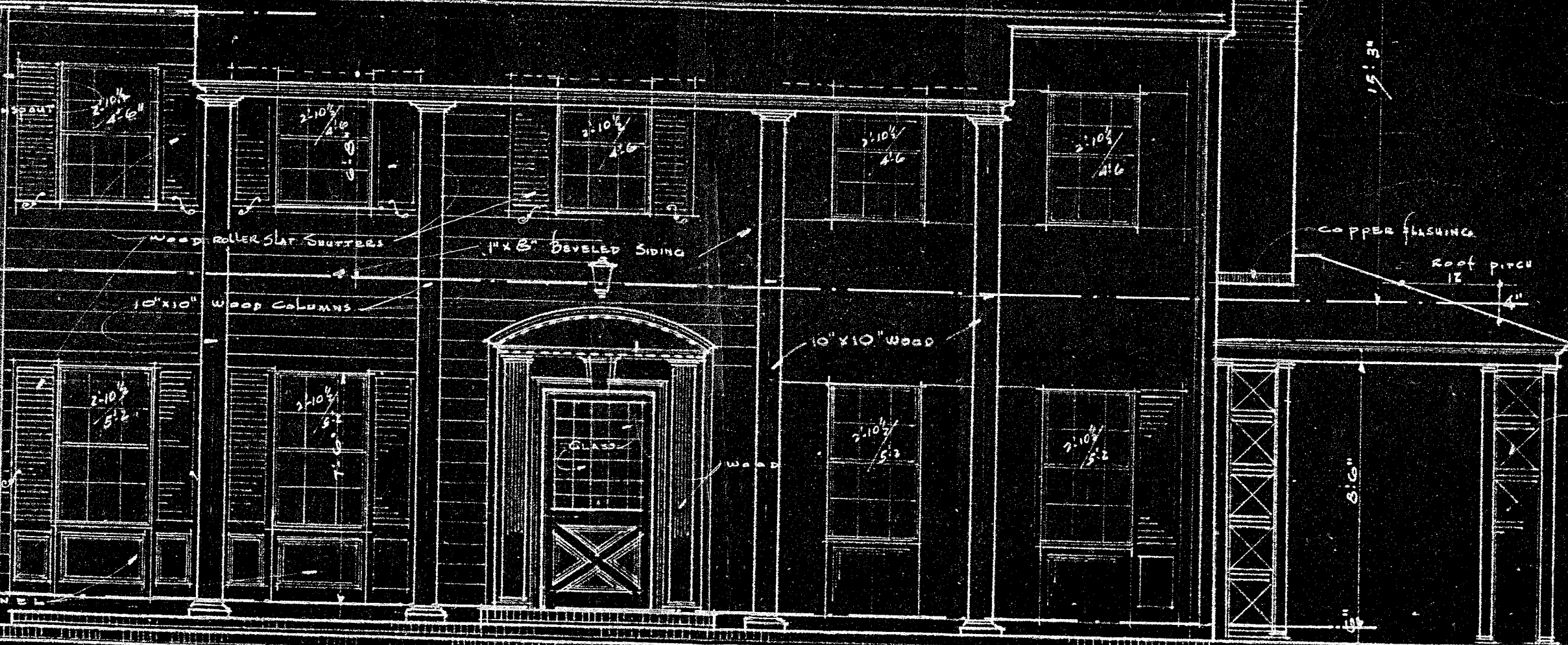
Roof pitch 12/4"

7/8" LATTICE

8' 6"

NATURAL GRADE 20" BELOW BOTTOM OF 1ST FLOOR JOISTS

CISTERN BOTTOM - SEE SECTION "A-A"



6' 6"

FIN. 2ND FLOOR

WOOD ROLLER SLAT SHUTTERS

1" x 8" BEVELED SIDING

10" x 10" WOOD COLUMNS

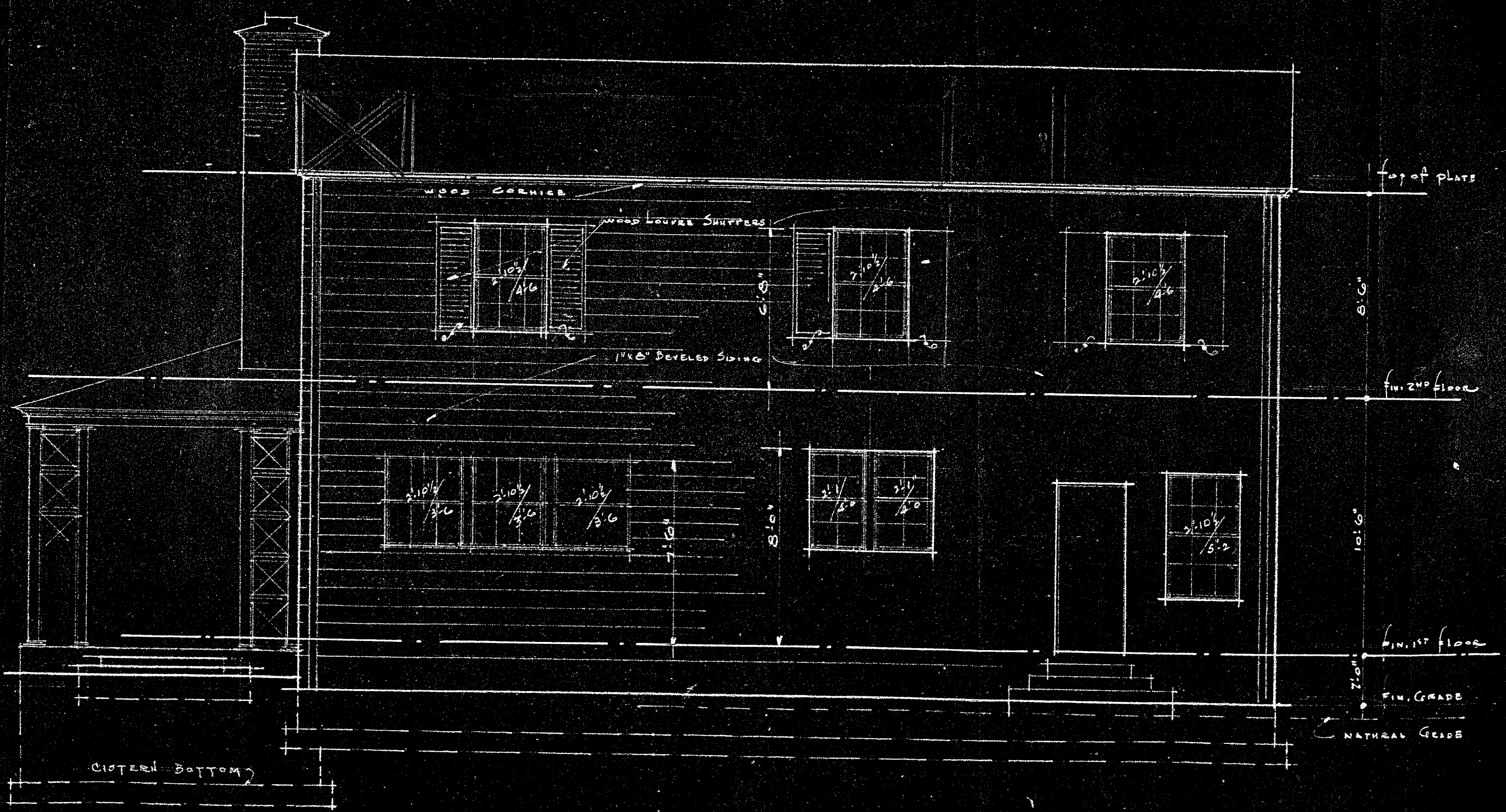
10" x 10" WOOD

10' 6"

FIN. 1ST FLOOR

WOOD PANEL

FIN. GRADE



top of PLATE

WOOD CORNICE

WOOD LOUVER SHUTTERS

1" x 6" BEVELED SIDING

FIN. 2ND FLOOR

FIN. 1ST FLOOR

FIN. GRADE

NATURAL GRADE

CISTERN BOTTOM

8'-6"

10'-6"

6'-0"

8'-0"

7'-6"

2'-10 1/2" / 3'-6"

2'-10 1/2" / 3'-6"

2'-10 1/2" / 3'-6"

2'-1 1/2" / 4'-0"

2'-1 1/2" / 4'-0"

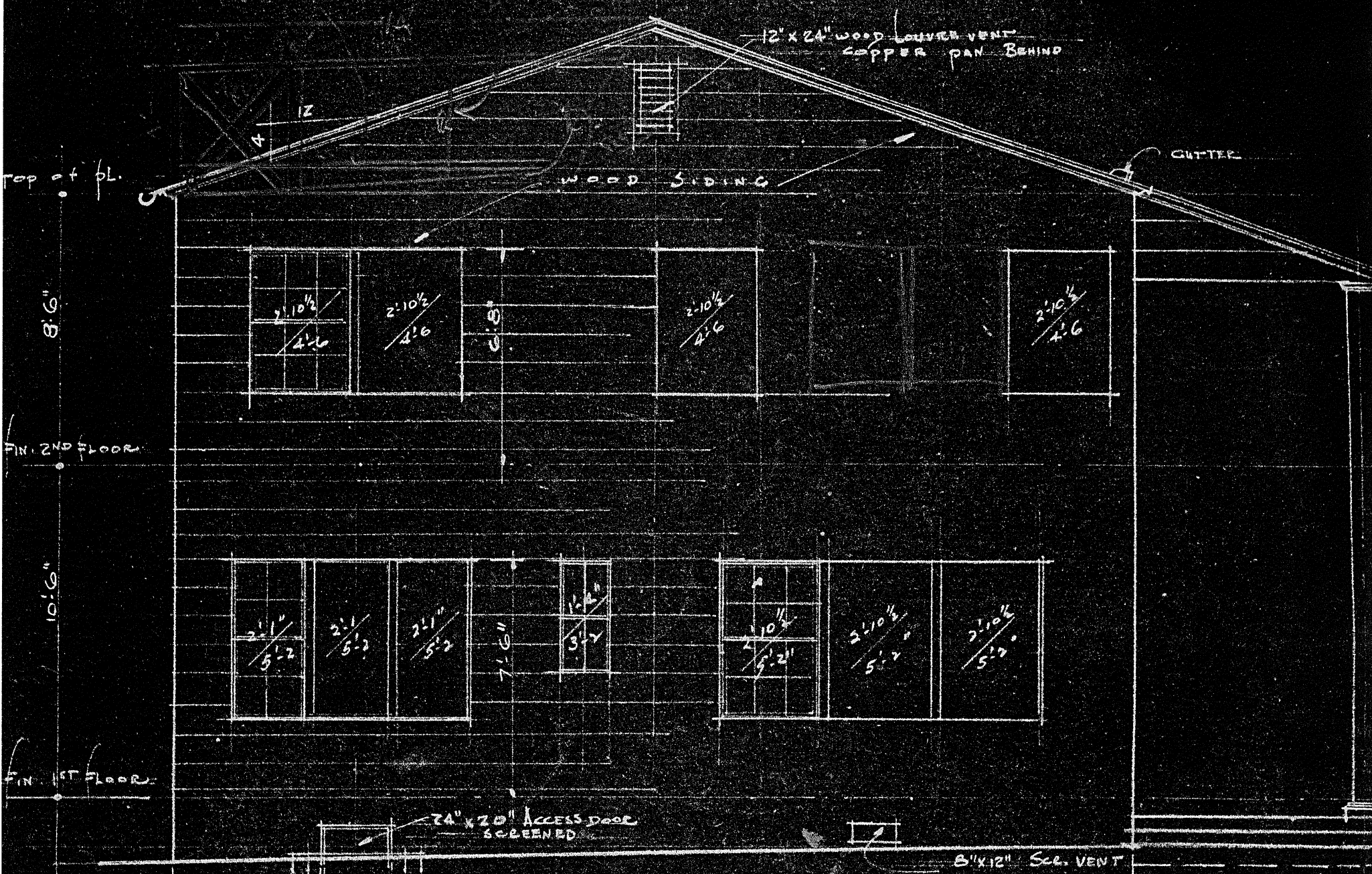
5'-10 1/2" / 5'-2"

2'-10 1/2" / 3'-6"

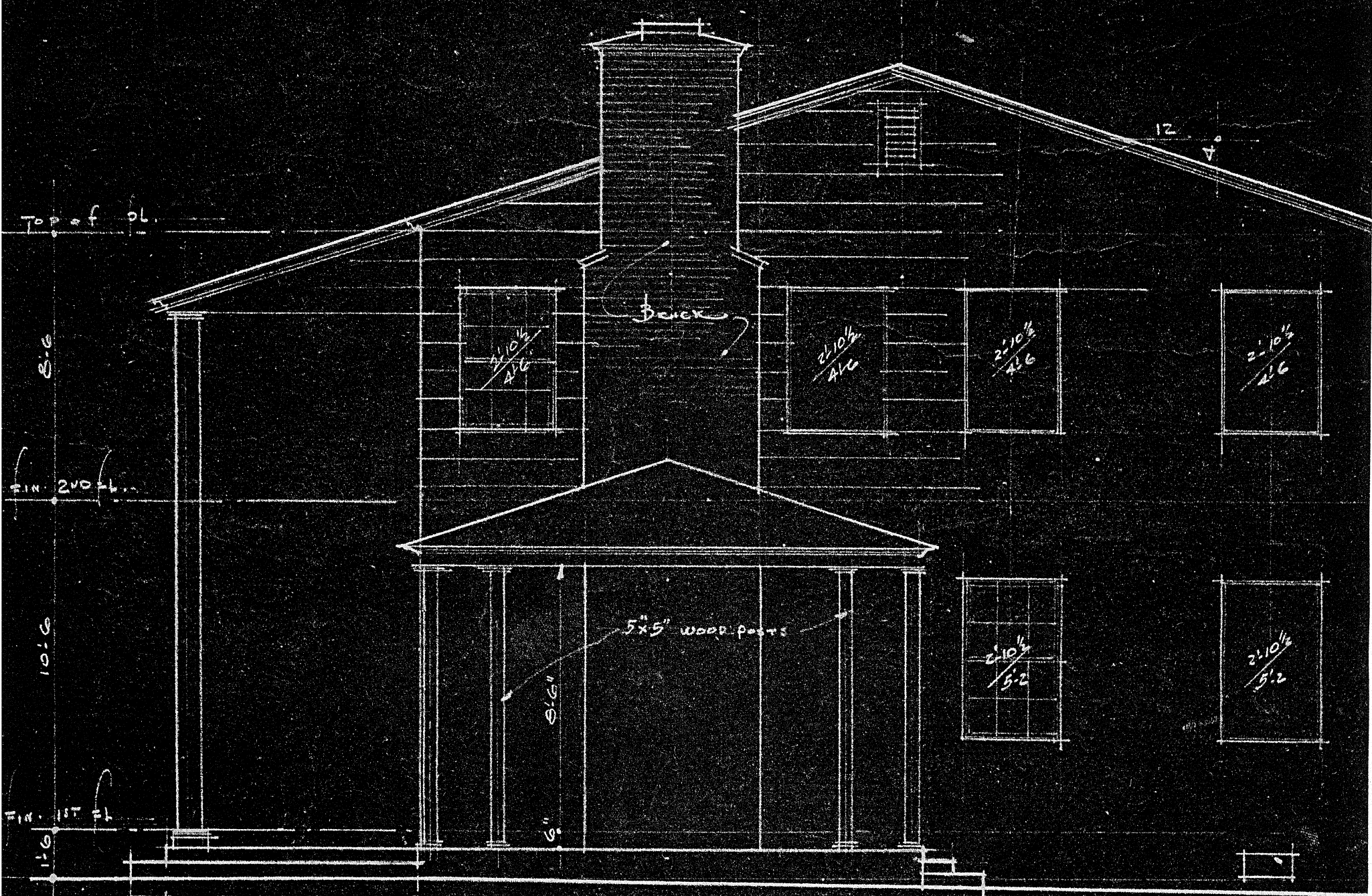
2'-10 1/2" / 3'-6"

7'-10 1/2" / 4'-6"

7'-10 1/2" / 4'-6"

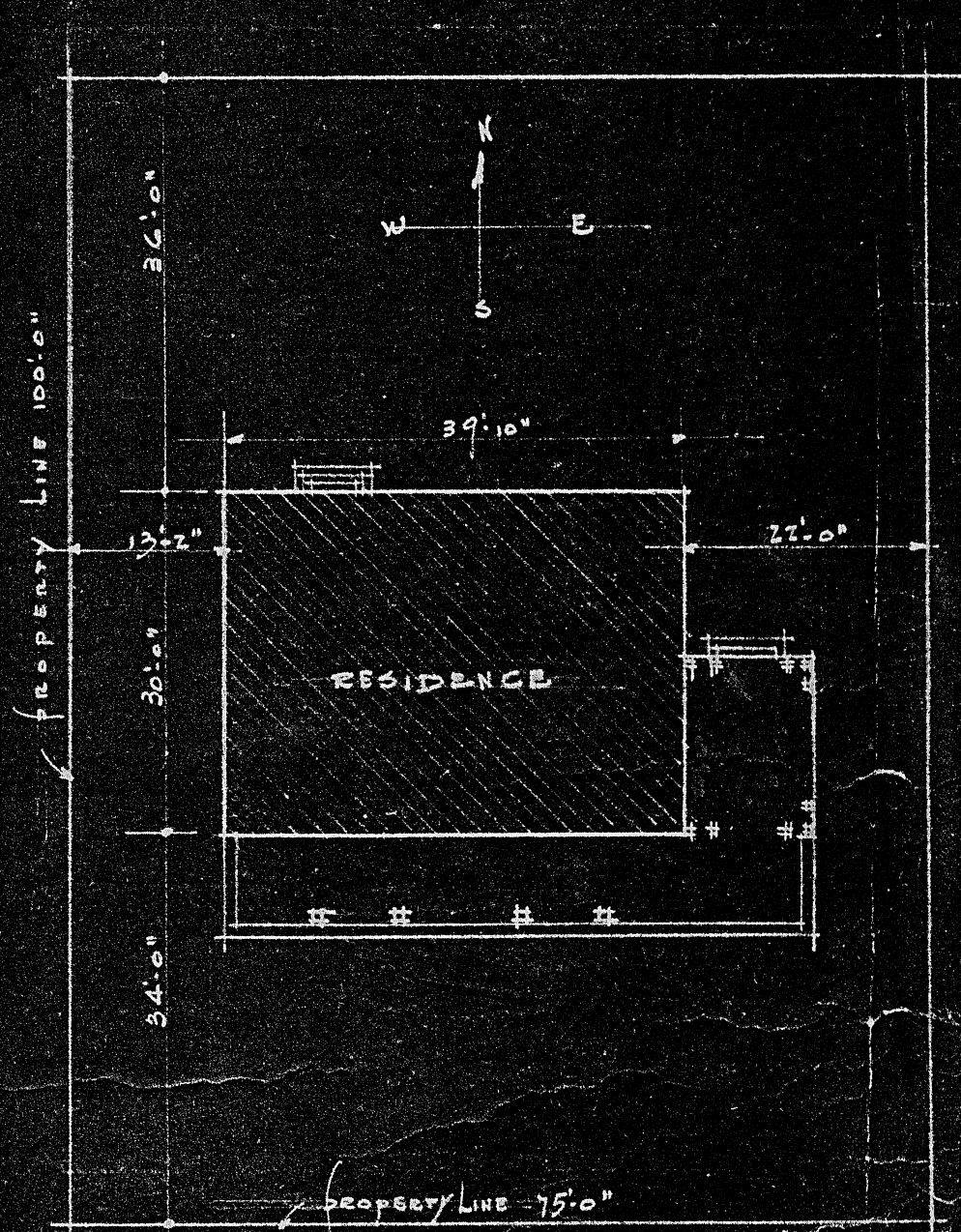
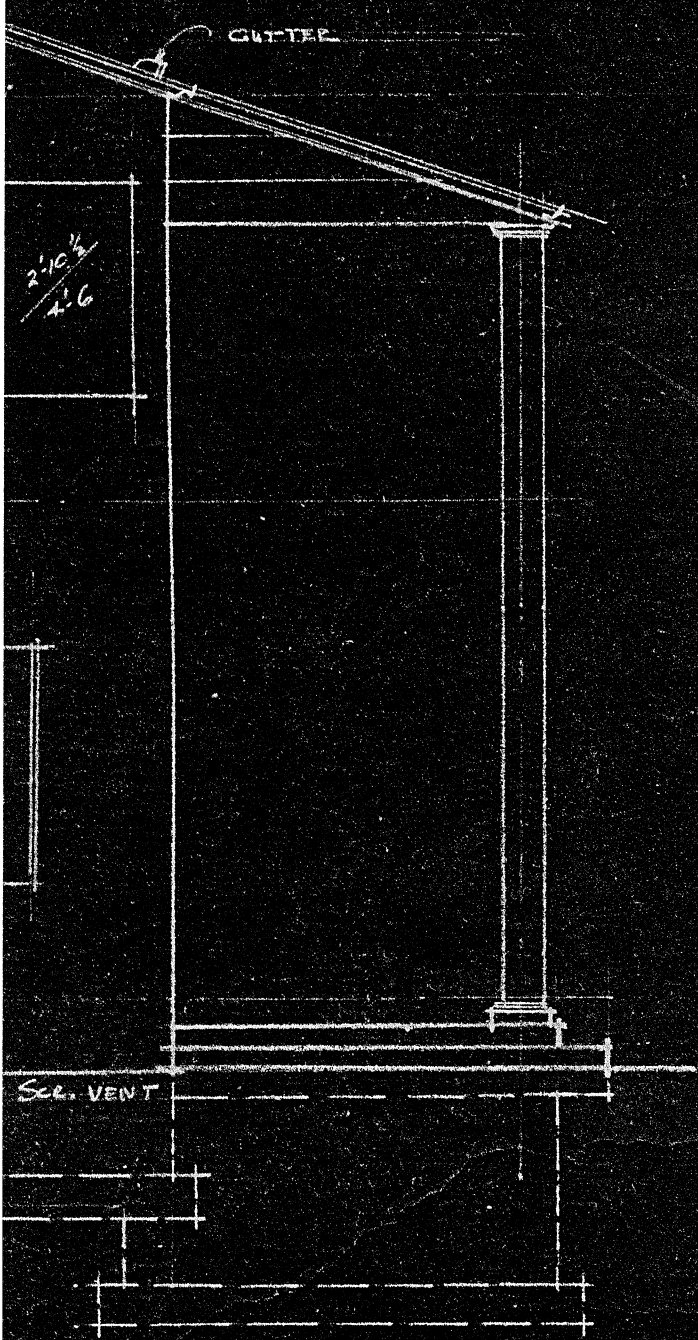


WEST ELEVATION
SCALE 1/4" = 1'-0"

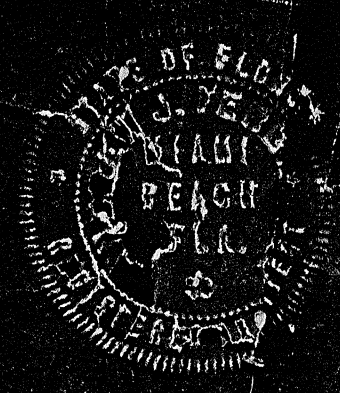
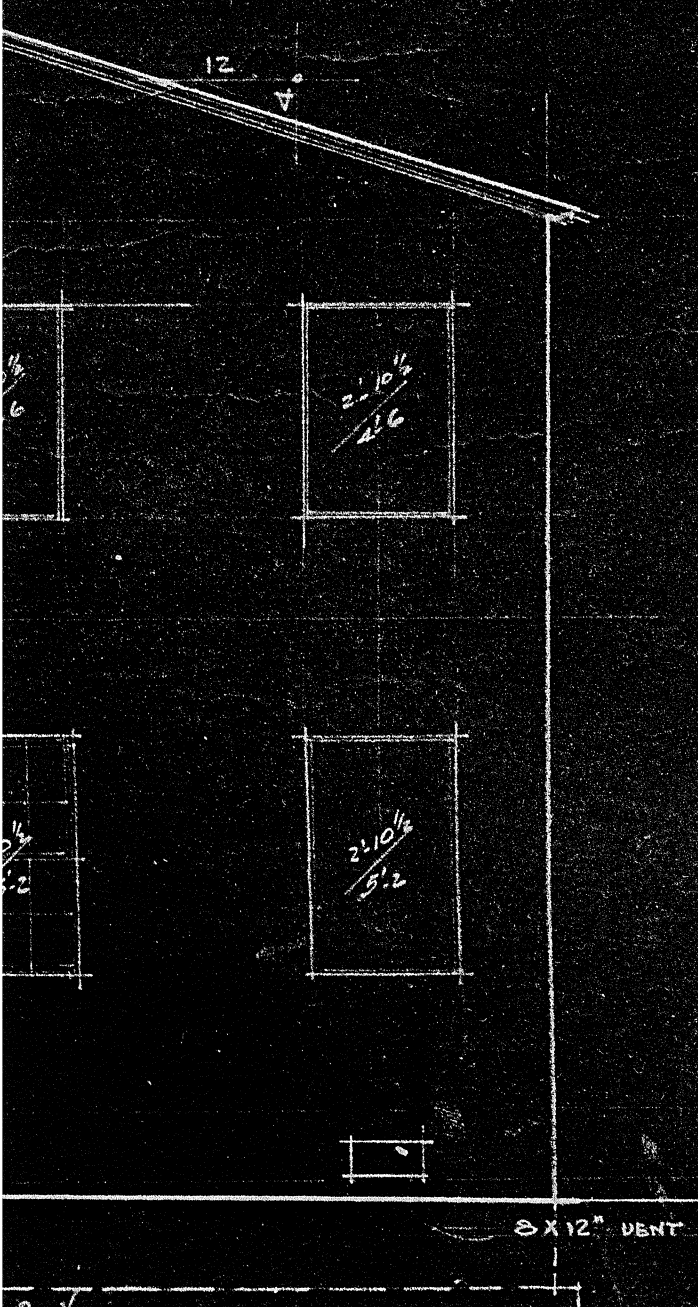


EAST ELEVATION

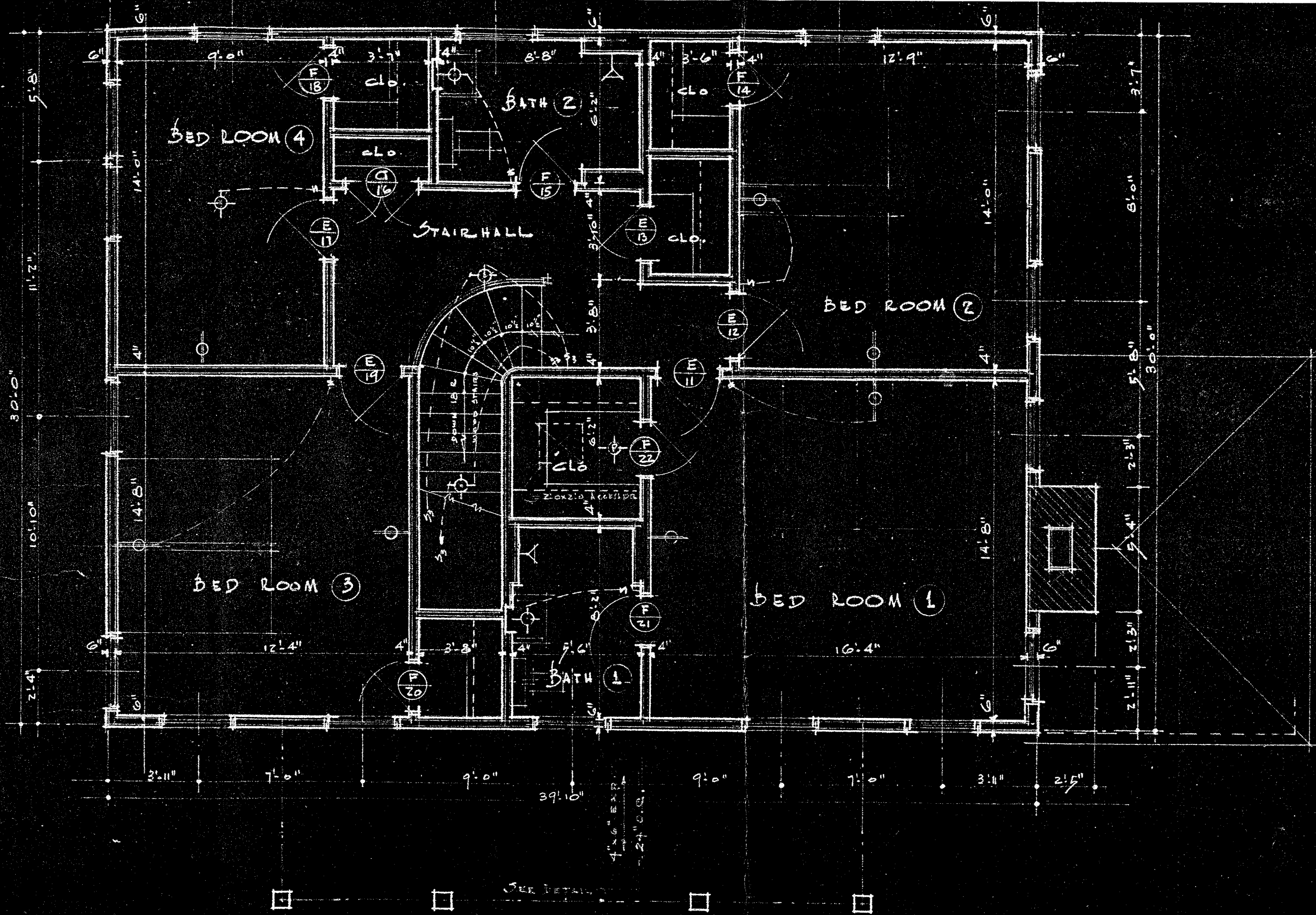
SHIND

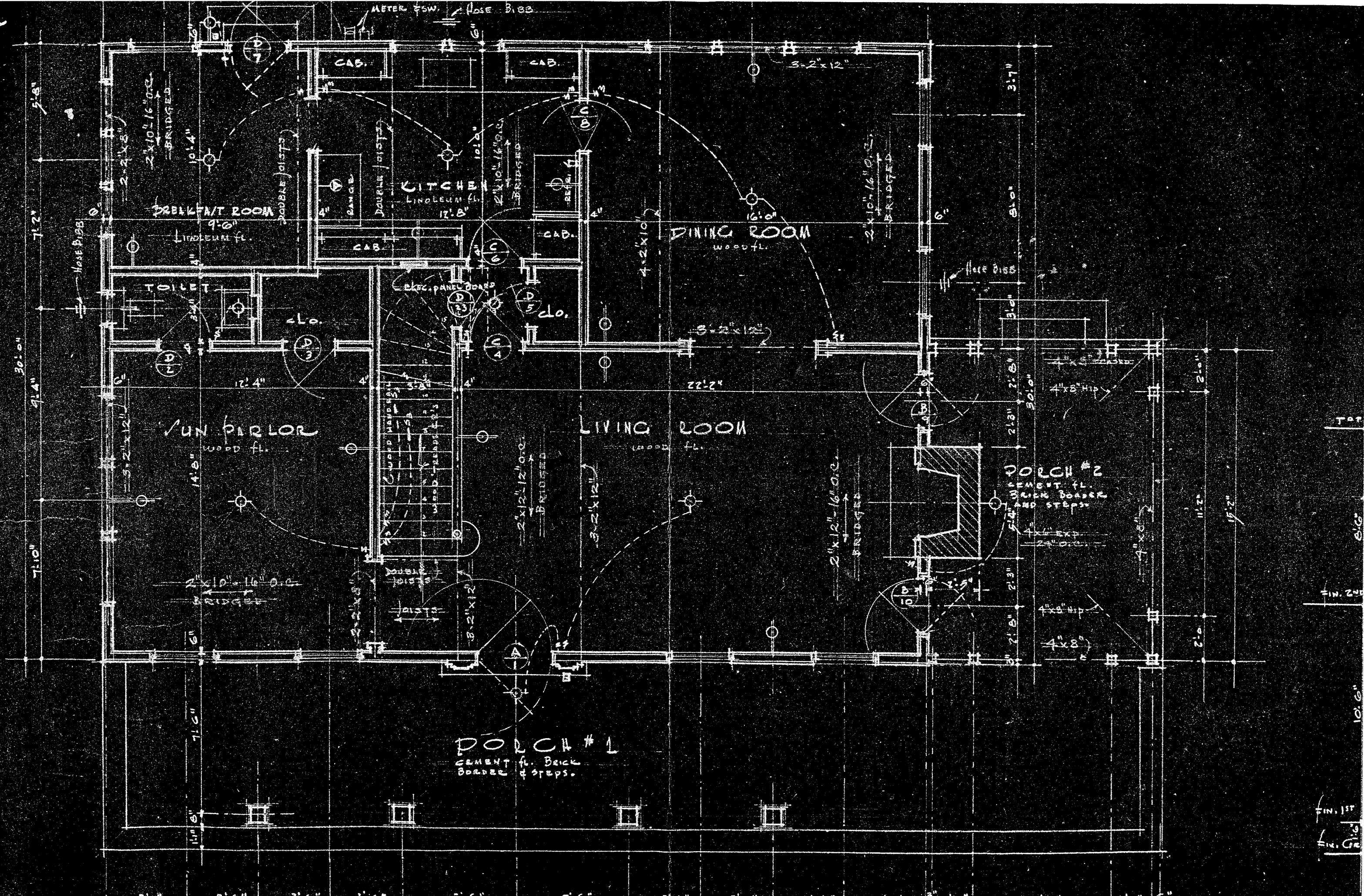


PLOT PLAN
 1/16" = 1' 0"



ANDREW J. FERENDINO	DATE
ARCHITECT	6-23-37
MIAMI, FLA.	
RESIDENCE FOR	C.M.M. SHEET
MR. CHARLES FALK	101-1
LOT 17 & 1/2 LOT 16 BL. 2	
MARTELLO TOWER	
KEY WEST	
FLA.	





TOT
8'6"
FIN. 2ND
10'6"
FIN. 1ST
FIN. GR.

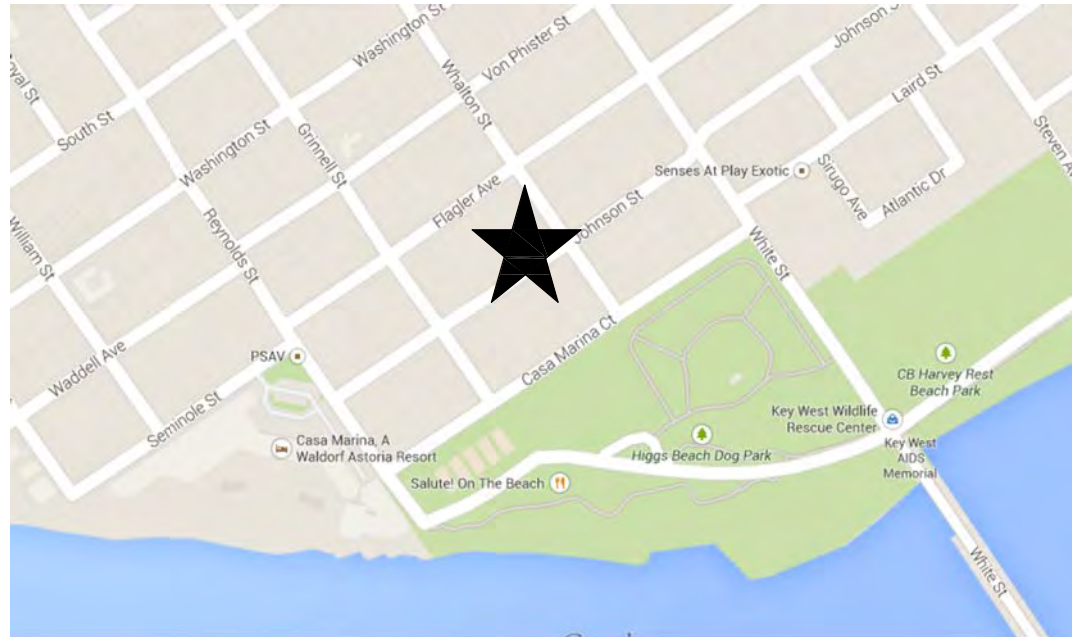
Proposed Plans

RESIDENTIAL RENOVATION

1023 JOHNSON STREET , KEY WEST, FLORIDA 33040

HARC APPLICATION

AUGUST 1, 2014

DESIGN TEAM	SCOPE OF WORK	DRAWING INDEX																																		
<p>ARCHITECT: k2m Design, Inc. 1001 Whitehead Street, Suite 101 Key West, Florida 33040 305.292.7722</p>	<p>RENOVATION/RESTORATION OF 1937 STRUCTURE WITH REAR EXPANSION AND INCLUSION OF GARAGE STRUCTURE. REPLACE ASPHALT SHINGLES WITH V-CRIMP. PAINT HOUSE AND TRIM WHITE (HOUSE OFFWHITE, TRIM WHITE), ADD FENCE @ STREET, LANDSCAPE AND PAVEMENT IMPROVEMENTS.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">ISSUED FOR:</th> <th style="width: 95%;"></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2014.08.01 HARC SUBMISSION</td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">GENERAL</td> </tr> <tr> <td style="text-align: center;">A0.1.1</td> <td>COVER SHEET, DRAWING INDEX, CODE INFORMATION, LOCATION MAP, AND SCOPE OF WORK</td> </tr> <tr> <td></td> <td style="text-align: center;">ARCHITECTURAL</td> </tr> <tr> <td style="text-align: center;">AE1.0.1</td> <td>SURVEY - COPY</td> </tr> <tr> <td style="text-align: center;">AE1.1.1</td> <td>EXISTING SITE PLAN</td> </tr> <tr> <td style="text-align: center;">AE2.1.1</td> <td>EXISTING FLOOR PLANS</td> </tr> <tr> <td style="text-align: center;">AE2.1.2</td> <td>EXISTING FLOOR PLANS</td> </tr> <tr> <td style="text-align: center;">AE3.1.1</td> <td>EXISTING EXTERIOR ELEVATIONS</td> </tr> <tr> <td style="text-align: center;">AE3.1.2</td> <td>EXISTING EXTERIOR ELEVATIONS</td> </tr> <tr> <td style="text-align: center;">A1.1.1</td> <td>SITE PLAN</td> </tr> <tr> <td style="text-align: center;">A2.1.1</td> <td>FLOOR PLANS</td> </tr> <tr> <td style="text-align: center;">A2.1.2</td> <td>FLOOR PLANS</td> </tr> <tr> <td style="text-align: center;">A3.1.1</td> <td>EXTERIOR ELEVATIONS</td> </tr> <tr> <td style="text-align: center;">A3.1.2</td> <td>EXTERIOR ELEVATIONS</td> </tr> <tr> <td style="text-align: center;">A3.1.3</td> <td>EXTERIOR ELEVATIONS</td> </tr> </tbody> </table>	ISSUED FOR:		2014.08.01 HARC SUBMISSION			GENERAL	A0.1.1	COVER SHEET, DRAWING INDEX, CODE INFORMATION, LOCATION MAP, AND SCOPE OF WORK		ARCHITECTURAL	AE1.0.1	SURVEY - COPY	AE1.1.1	EXISTING SITE PLAN	AE2.1.1	EXISTING FLOOR PLANS	AE2.1.2	EXISTING FLOOR PLANS	AE3.1.1	EXISTING EXTERIOR ELEVATIONS	AE3.1.2	EXISTING EXTERIOR ELEVATIONS	A1.1.1	SITE PLAN	A2.1.1	FLOOR PLANS	A2.1.2	FLOOR PLANS	A3.1.1	EXTERIOR ELEVATIONS	A3.1.2	EXTERIOR ELEVATIONS	A3.1.3	EXTERIOR ELEVATIONS
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A3.1.2	EXTERIOR ELEVATIONS																																			
A3.1.3	EXTERIOR ELEVATIONS																																			
LOCATION MAP	CODE INFORMATION																																			
 <p style="text-align: center;">PROJECT LOCATION ★</p>	<p><u>APPLICABLE CODES</u> 2010 FLORIDA BUILDING CODE RESIDENTIAL</p> <p><u>FEMA REQUIREMENTS</u> FLOOD ZONE: AE - 6'-0"</p> <p><u>GENERAL BUILDING HEIGHTS AND AREAS</u> MAX HEIGHT - 25'-0" EXISTING TO REMAIN - NO CHANGE</p> <p>*REFER TO SITE DATA TABLES AE1.1.1 AND A1.1.1.</p>																																			

1023 JOHNSON STREET

HARC APPLICATION



1001 Whitehead St., Suite 101, Key West, Florida 33040
 Tel: 305-292-7722 | Fax: 305-292-2162
 Email: info@k2mdesign.com
 URL: www.k2mdesign.com
 PROF. REG. AA26001059

SUBMISSIONS
August 1, 2014 - HARC Submission

Project No.	Phase:
14 085	HARC APPLICATION
COVER SHEET	
<h1 style="font-size: 2em;">A0.1.1</h1>	

Seal:
 Anthony D. Samis License # AR65008
 Expiration Date: February 28, 2015

Consultants:

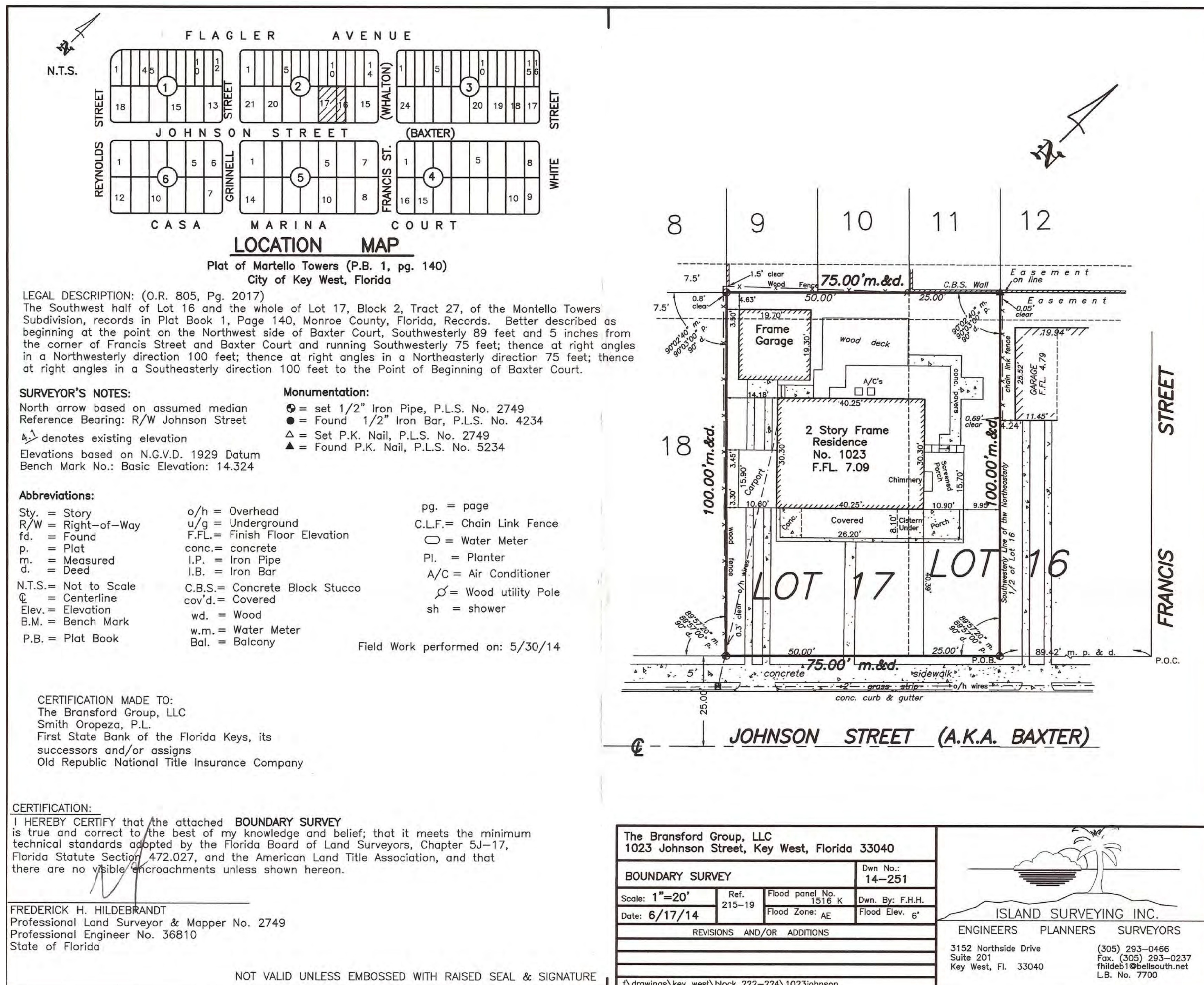
Revisions:

1023 JOHNSON STREET
 KEY WEST, FLORIDA, 33040
 RESIDENTIAL RENOVATION

PLOTTED: 7/31/2014 10:24 AM
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 Drawn By: _____ Checked By: _____

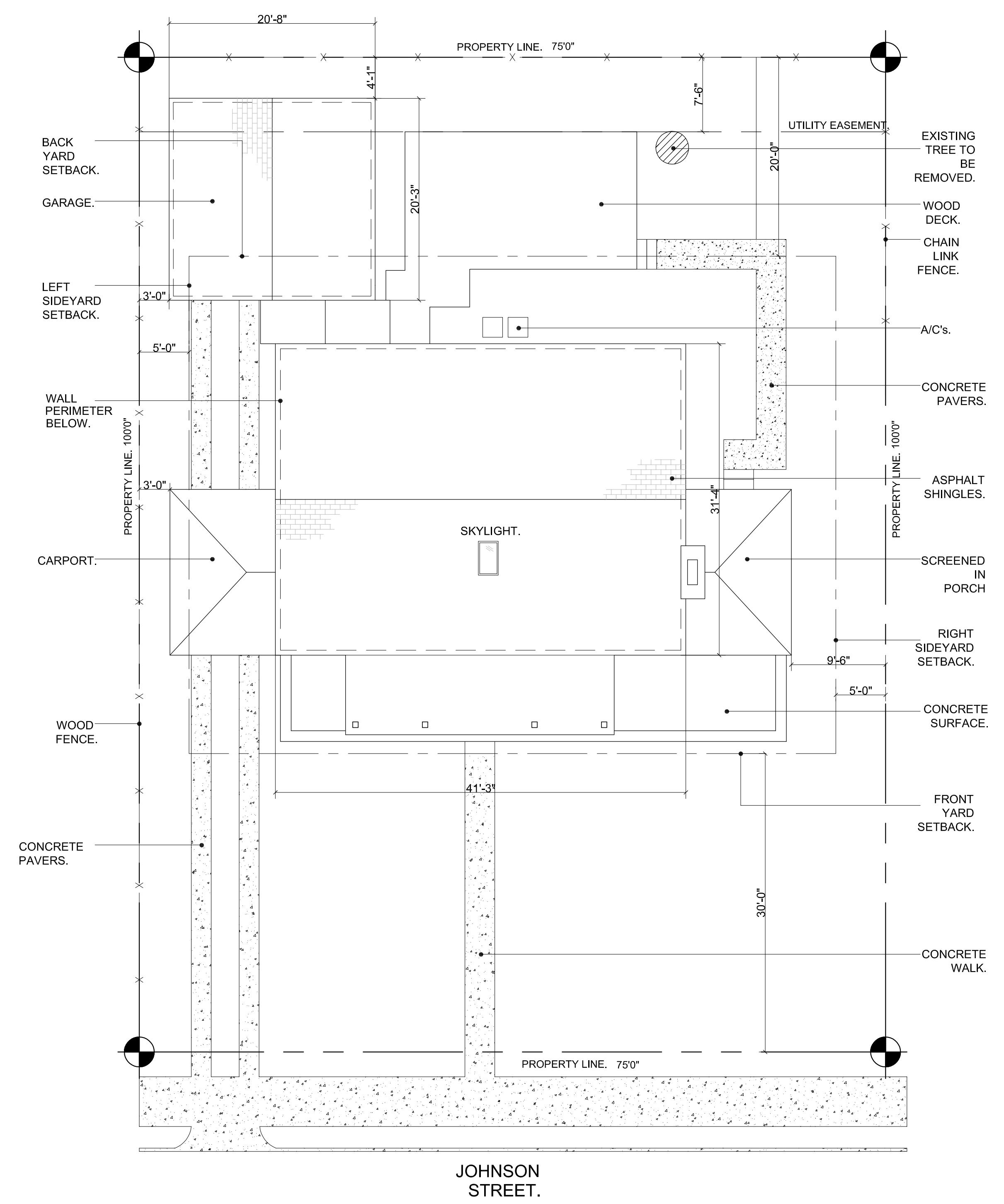
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 SURVEY - COPY

Sheet Number:
AE1.0.1
 Date: August 1, 2014
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PROJECT STATISTICS:		
	CODE REQUIREMENTS	EXISTING
ZONING	SF	
FLOOD ZONE	X/AE 6'-0"	
SIZE OF SITE	7,500 SF	7,500 SF
HEIGHT	25'-0"	25'-0"
SETBACK 1: FRONT	30'-0"	32'-0"
SETBACK 2: RIGHT SIDE	5'-0"	9'-6"
SETBACK 3: LEFT SIDE	5'-0"	3'-0"
SETBACK 4: REAR	20'-0"(ABUTTING ALLEY)	4'-11"(GARAGE)
FLOOR AREA RATIO	N/A	0.35
IMPERVIOUS SURFACE AREA	50% (3,750 SF)	38% (2,876 SF)

SITE PLAN LEGEND.	
	CONCRETE.
	SHINGLES.



Seal:

Anthony D. Samco License # AR65008
Expiration Date: February 28, 2015

Consultants:

Revisions:

1023 JOHNSON STREET
KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 7/31/2014 10:25 AM
Drawing Size: 24x36 | Project #: 14_085
Drawn By: | Checked By:

Title:
EXISTING SITE PLAN

Sheet Number:

AE1.1.1

Date: August 1, 2014
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1
AE1.1.1
EXISTING SITE PLAN
SCALE: 1/8"=1'-0"



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Seal:
 Anthony D. Samco License # AR65008
 Expiration Date: February 28, 2015

Consultants:

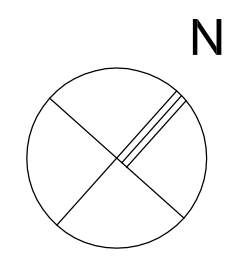
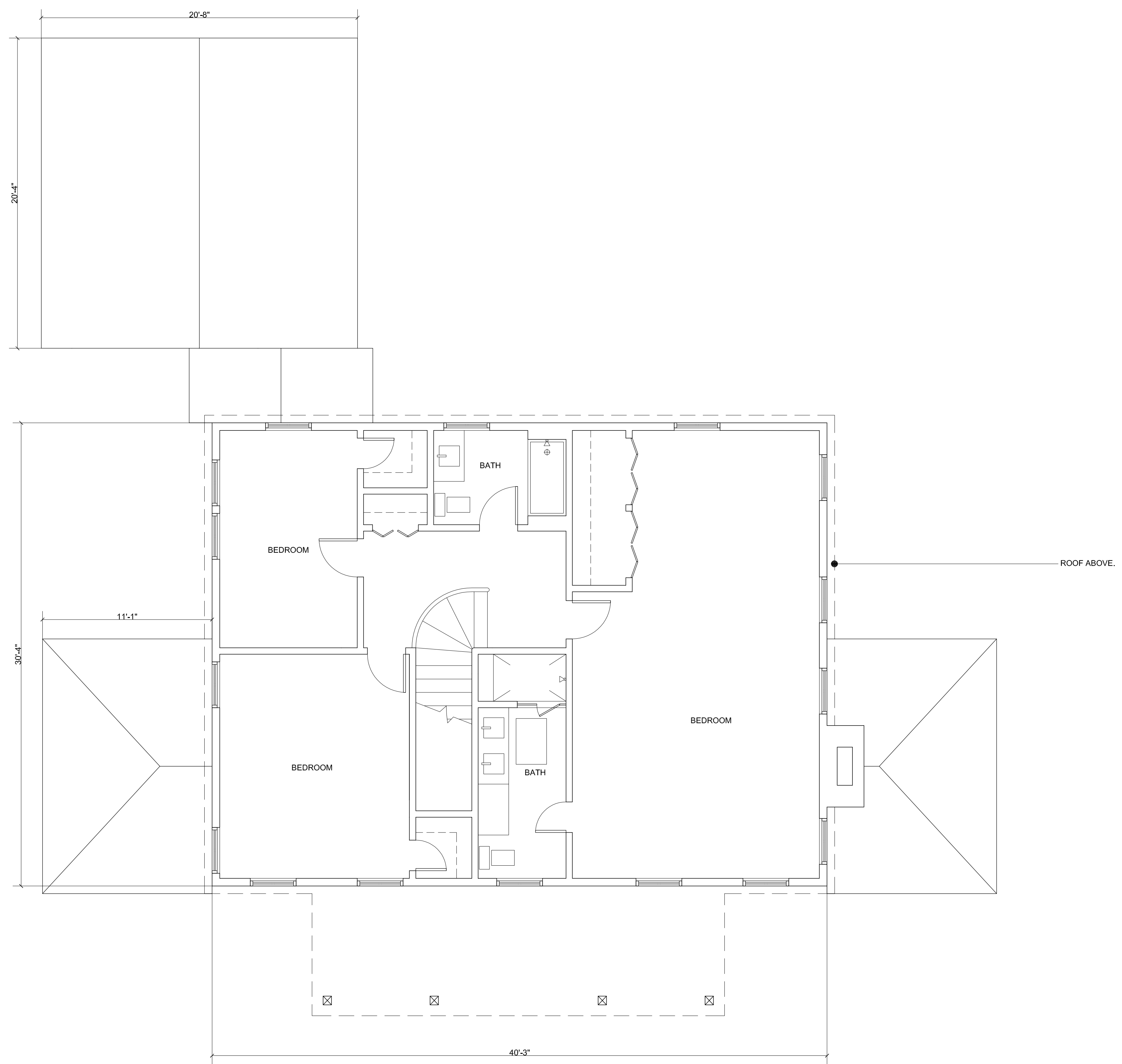
Revisions:

1023 JOHNSON STREET
 KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

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 Drawn By: Checked By:

Title:
EXISTING PLAN

Sheet Number:
AE2.1.2
 Date: August 1, 2014
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1
 AE2.1.2

EXISTING SECOND FLOOR
 SCALE: 1/4"=1'-0"

0 4 8 12
 GRAPHIC SCALE: 1/4" = 1'-0"

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 Anthony D. Samco License # AR65008
 Expiration Date: February 28, 2015

Consultants:

Revisions:



2
 AE3.1.1
EXISTING FRONT ELEVATION
 SCALE: 1/4"=1'-0"



1
 AE3.1.1
EXISTING BACK ELEVATION
 SCALE: 1/4"=1'-0"



1023 JOHNSON STREET
 KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 7/31/2014 10:26 AM
 Drawing Size: 24x36 | Project #: 14 085
 Drawn By: | Checked By:

Title:
EXISTING ELEVATIONS

Sheet Number:

AE3.1.1

Date: August 1, 2014
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2 EXISTING LEFT ELEVATION
 AE3.1.2 SCALE: 1/4"=1'-0"



1 EXISTING RIGHT ELEVATION
 AE3.1.2 SCALE: 1/4"=1'-0"

Seal:
 Anthony D. Samco License # AR65008
 Expiration Date: February 28, 2015

Consultants:

Revisions:

1023 JOHNSON STREET
 KEY WEST, FLORIDA, 33040
 RESIDENTIAL RENOVATION

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Title:
 EXISTING ELEVATIONS

Sheet Number:
AE3.1.2
 Date: August 1, 2014
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Seal:

Anthony D. Samco License # AR65008
Expiration Date: February 28, 2015

Consultants:

Revisions:

1023 JOHNSON STREET
KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 7/31/2014 10:22 AM

Drawing Size	Project #:
24x36	14 085
Drawn By:	Checked By:

Title:
PROPOSED SITE PLAN

Sheet Number:

A1.1.1

Date: August 1, 2014

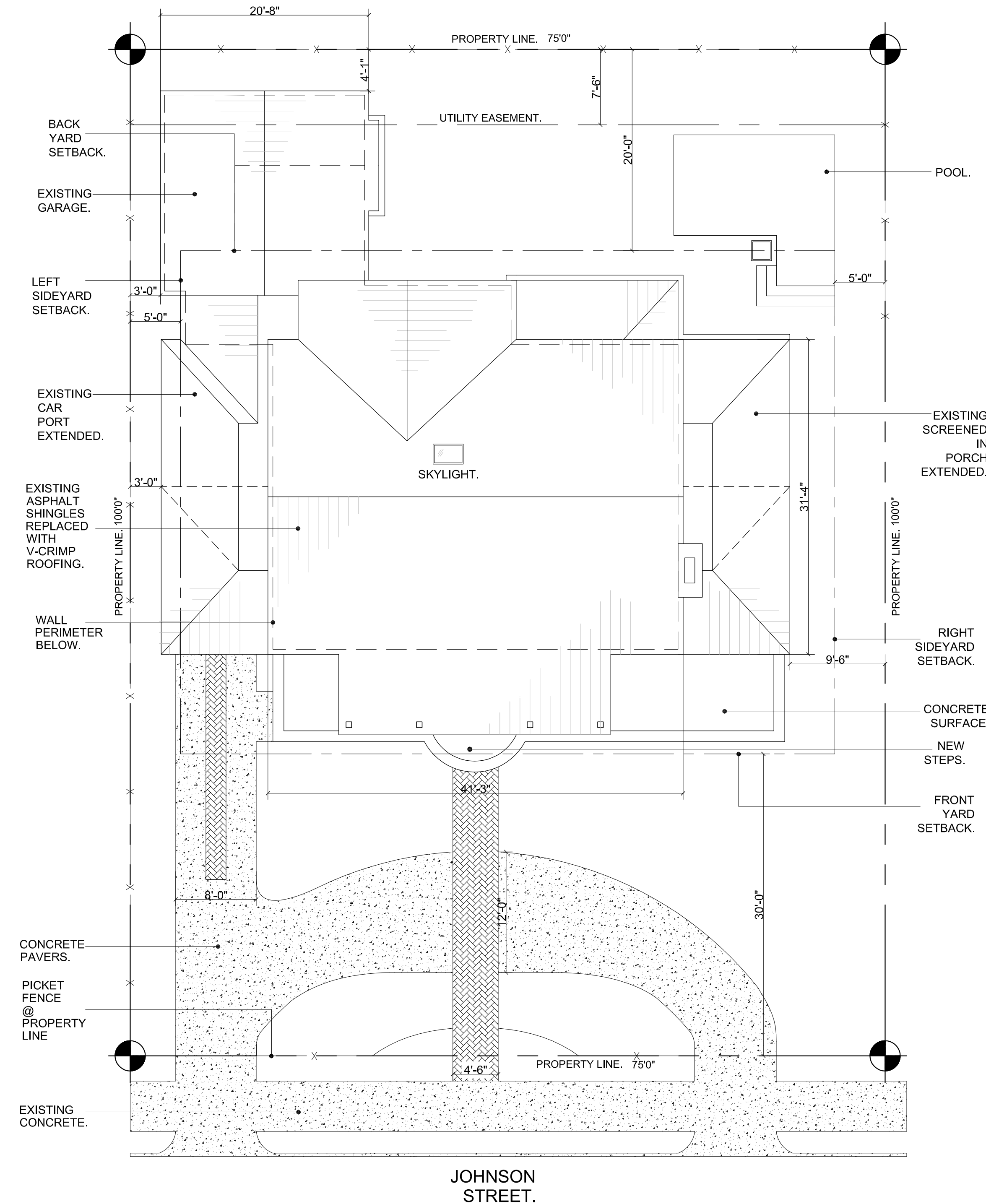
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PROJECT STATISTICS:

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FLOOD ZONE	X/AE 6'-0"		
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SETBACK 1: FRONT	30'-0"	32'-0"	32'-0"
SETBACK 2: RIGHT SIDE	5'-0"	9'-6"	9'-6"
SETBACK 3: LEFT SIDE	5'-0"	3'-0"	3'-0"
SETBACK 4: REAR	20'-0"(ABUTTING ALLEY)	4'-11" (GARAGE)	4'-11"
FLOOR AREA RATIO	N/A	0.35	0.39
IMPERVIOUS SURFACE AREA	50% (3,750 SF)	38% (2,876 SF)	48% (3,580 SF)

SITE PLAN LEGEND.

[Pattern]	CONCRETE.
[Pattern]	BRICK.
[Pattern]	V-CRIMP.



N
1
A1.1.1
PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



Seal:
 Anthony D. Samco License # AR65008
 Expiration Date: February 28, 2015

Consultants:

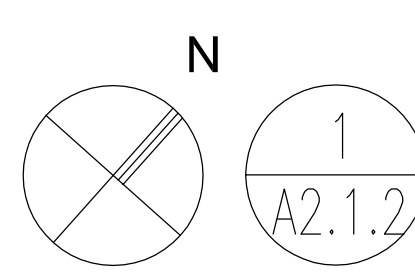
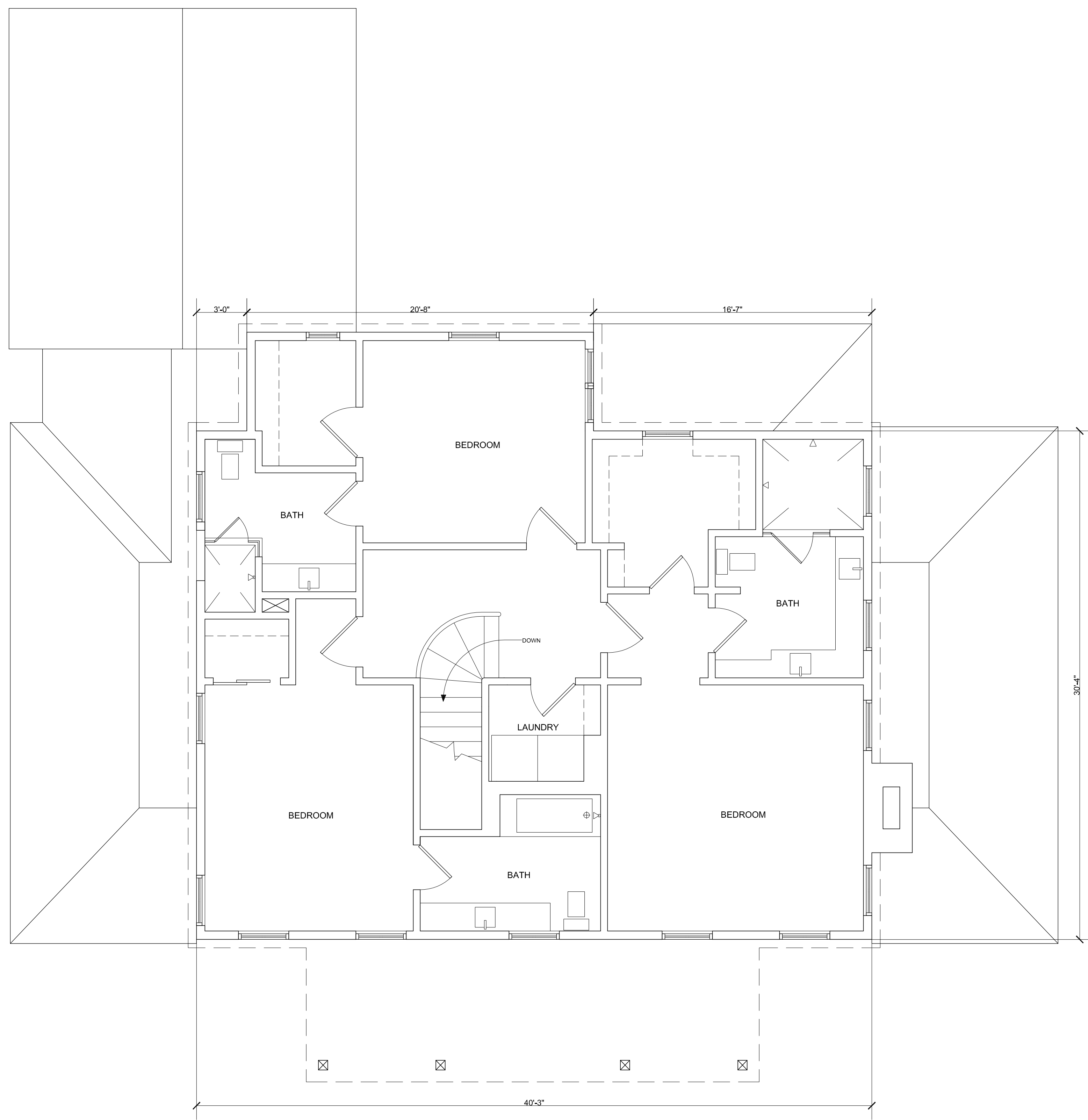
Revisions:

1023 JOHNSON STREET
 KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 7/31/2014 10:23 AM
 Drawing Size: 24x36 | Project #: 14_085
 Drawn By: _____ | Checked By: _____

Title:
PROPOSED PLAN

Sheet Number:
A2.1.2
 Date: August 1, 2014
 ©2014 by k2m Design, Inc.



PROPOSED SECOND FLOOR

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

0 4 8 12
 GRAPHIC SCALE: 1/4" = 1'-0"

I:\Jobs\1000 - Jobs - Proj - 1000\Drawings\Arch\A2.1.2.dwg, 7/31/2014 10:23 AM, scale: 1/4" = 1'-0", sheet: 001

Seal:

Anthony D. Samo License # AR65008
 Expiration Date: February 28, 2015

Consultants:

Revisions:

1023 JOHNSON STREET
 KEY WEST, FLORIDA, 33040
 RESIDENTIAL RENOVATION

PLOTTED: 7/31/2014 10:24 AM

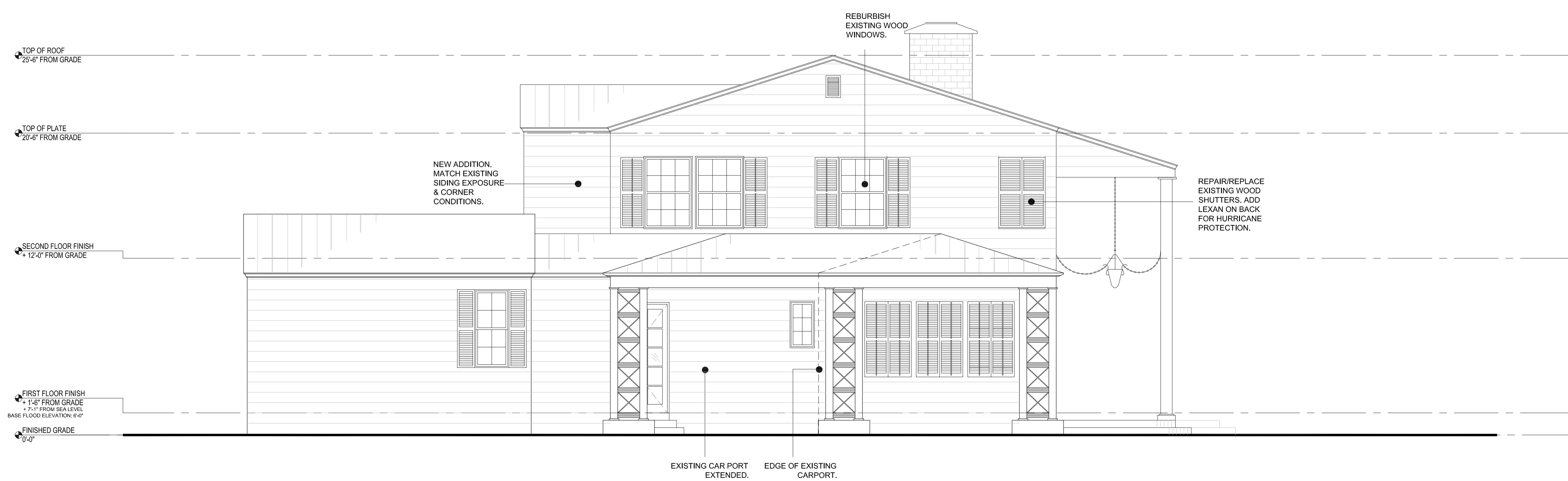
Drawing Size	Project #:
24x36	14 085
Drawn By:	Checked By:

Title:
 PROPOSED ELEVATIONS

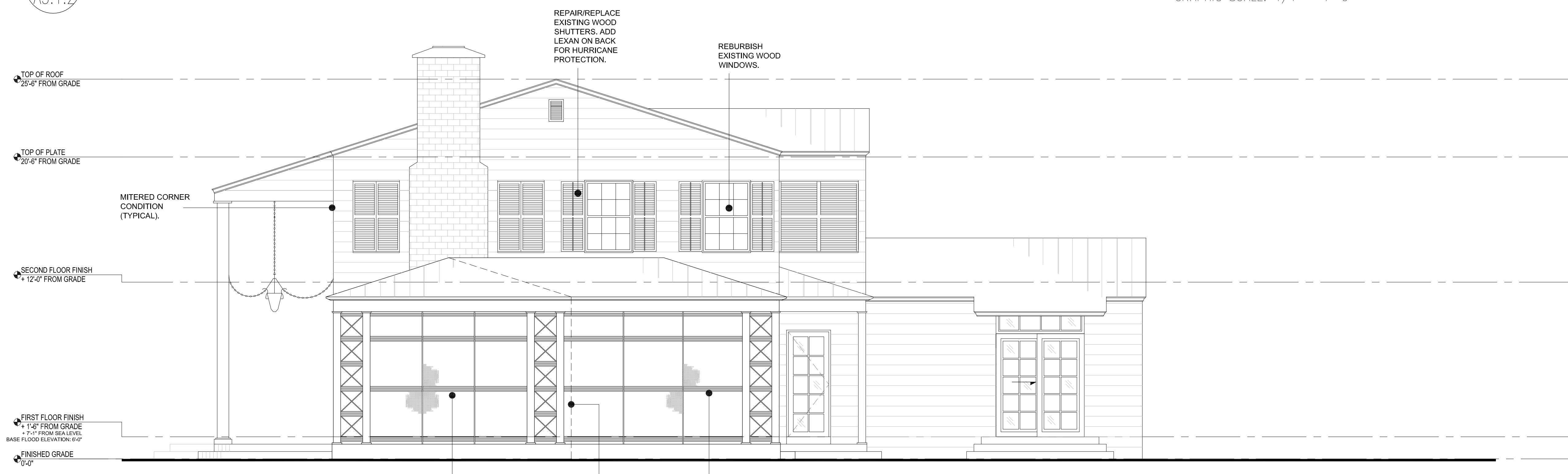
Sheet Number:

A3.1.2

Date: August 1, 2014
 ©2014 by k2m Design, Inc.



2
 A3.1.2
PROPOSED LEFT ELEVATION
 SCALE: 1/4"=1'-0"



1
 A3.1.2
PROPOSED RIGHT ELEVATION
 SCALE: 1/4"=1'-0"



I:\Jobs\1000 - Jobs - Proj - 1023 Johnson Street\A3.1.2.dwg, 7/31/2014 10:24 AM, scale: 1/4" = 1'-0", sheet: 0001

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., August 27, 2014 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**RENOVATIONS OF EXISTING HOUSE AND NEW ADDITION TO
CONNECT THE GARAGE STRUCTURE.**

FOR- #1023 JOHNSON STREET

Applicant-Anthony Sarno

Application # H14-01-1250

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Aileen Garrido, 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:
1023 Johnson Street, Key West, FL on the 16 day of August, 2014.

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 27, 2014.

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 H14-01-1250.

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

Signed Name of Affiant:

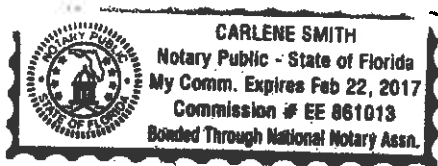
Aileen Garrido

Date: 8/18/2014

Address: 1001 Whitehead St.

City: Key West

State, Zip: FL 33040



The forgoing instrument was acknowledged before me on this 18th day of August, 2014.

By (Print name of Affiant) Aileen Garrido who is personally known to me or has produced G 630-001-02-53-0 as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Carlene Smith

Print Name: Carlene Smith

Notary Public - State of Florida (seal)

My Commission Expires: _____

1023



Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 27, 2014 at City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS OF EXISTING HOUSE AND NEW ADDITION TO CONNECT THE GARAGE STRUCTURE.

FOR- #1023 JOHNSON STREET

Applicant: Anthony Sargo

Application # 1114-01-1250

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3073 or visit our website at www.keywest.com.

THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL THE FINAL DETERMINATION



1023

Public Meeting Notice

Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version.

Website tested on IE8,
IE9 & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1058793 Parcel ID: 00058310-000000

Ownership Details

Mailing Address:
CARTER LAWRENCE
1214 VARELA ST
KEY WEST, FL 33040-3314

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1023 JOHNSON ST KEY WEST
Subdivision: Martello Towers
Legal Description: KW MARTELLO TOWERS PB1-140 PT LOT 16 SQR 2 TR 27 ALL LOT 17 G6-118 OR805-2017/18 OR805-1425/26 OR2668-1834LET/ADM OR2691-387/88 OR2691-389/90

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	75	100	7,500.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 2400
Year Built: 1938

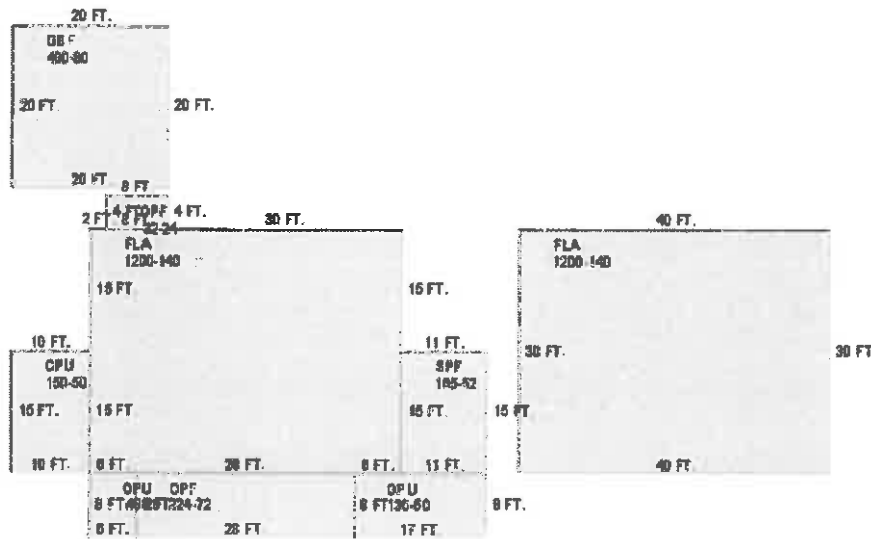
Building 1 Details

Building Type R1	Condition A	Quality Grade 600
Effective Age 23	Perimeter 280	Depreciation % 30
Year Built 1938	Special Arch 0	Grnd Floor Area 2,400
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
Roof Type GABLE/HIP **Roof Cover** METAL **Foundation** CONCR FTR
Heat 1 NONE **Heat 2** NONE **Bedrooms** 3
Heat Src 1 NONE **Heat Src 2** NONE

Extra Features:

2 Fix Bath	1	Vacuum	0
3 Fix Bath	1	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	1
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	1
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1937	N Y	0.00	0.00	1,200
2	CPU	12:ABOVE AVERAGE WOOD	1	1937	N Y	0.00	0.00	150
3	OPF	12:ABOVE AVERAGE WOOD	1	1937	N Y	0.00	0.00	224

4	OPU	12:ABOVE AVERAGE WOOD	1	1937	N	Y	0.00	0.00	48
5	OPU	12:ABOVE AVERAGE WOOD	1	1937	N	Y	0.00	0.00	136
6	SPF	12:ABOVE AVERAGE WOOD	1	1937	N	Y	0.00	0.00	165
7	OPF		1	1937	N	Y	0.00	0.00	32
8	GBF	12:ABOVE AVERAGE WOOD	1	1937	N	Y	0.00	0.00	400
9	FLA	12:ABOVE AVERAGE WOOD	1	1937	N	Y	0.00	0.00	1,200

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	276 SF	0	0	1983	1984	2	40
3	PT5:TILE PATIO	195 SF	0	0	1957	1958	3	50

Appraiser Notes

2014-03-31 \$1,495,000 3/2.5 CIRCA 1938, THIS ARCHITECTURALLY APPEALING HOME IS LOCATED ON A COVETED STREET AND RARE FIND IN THE CASA MARINA. THE IMPRESSIVE COLUMNS OF THE FRONT PORCH ARE ACCENTUATED BY THE GREEN EXPANSE OF THE FRONT LAWN. THERE IS A COVERED CARPORT, DETACHED GARAGE WITH STORAGE, AND LOVELY SHADED GARDENS. THE DOWNSTAIRS CONSISTS OF A FORMAL LIVING ROOM, FORMAL DINING ROOM, KITCHEN WITH ADJOINING BREAKFAST ROOM, A LOVELY SCREENED PORCH, AND A PRIVATE STUDY WITH HALF BATH. ORIGINAL ARCHITECTURAL APPOINTMENTS INCLUDE UNUSUAL CROWN MOLDING, HARDWOOD FLOORS, ORIGINAL WINDOWS AND DOORS. UPSTAIRS IS AN EXPANSIVE MASTER SUITE WITH PRIVATE BATH AND TWO LARGE GUEST BEDROOMS WITH A SHARED BATH. ALL OFFERS ARE SUBJECT TO PROBATE COURT AND ATTORNEY APPROVAL

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	9803172	10/13/1998	08/02/1999	500	Residential	ELECTRICAL/STORM DAMAGE

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	253,423	2,176	819,416	1,075,015	822,125	0	1,075,015
2013	273,840	2,176	758,719	1,034,735	747,387	0	1,034,735
2012	281,664	2,176	534,138	817,978	679,443	0	817,978
2011	281,664	2,176	333,836	617,676	617,676	0	617,676
2010	261,533	2,176	564,435	828,144	828,144	0	828,144
2009	295,273	2,176	765,123	1,062,572	1,062,572	0	1,062,572
2008	275,588	2,176	712,500	990,264	990,264	0	990,264

2007	347,885	2,284	712,500	1,062,669	1,062,669	0	1,062,669
2006	646,685	2,356	750,000	1,334,373	1,334,373	0	1,334,373
2005	831,453	2,463	360,000	1,193,916	1,193,916	0	1,193,916
2004	461,918	2,535	360,000	824,453	824,453	0	824,453
2003	523,507	2,643	202,500	728,650	728,650	0	728,650
2002	409,886	2,714	202,500	615,100	615,100	0	615,100
2001	293,881	2,822	202,500	499,203	499,203	0	499,203
2000	304,375	8,787	153,750	466,911	466,911	0	466,911
1999	289,603	8,697	153,750	452,050	452,050	0	452,050
1998	256,233	7,843	153,750	417,826	417,826	0	417,826
1997	256,233	8,114	138,750	403,097	403,097	0	403,097
1996	160,890	5,250	138,750	304,890	304,890	0	304,890
1995	146,589	4,881	138,750	290,220	290,220	0	290,220
1994	119,178	4,083	138,750	262,011	262,011	0	262,011
1993	119,201	4,209	138,750	262,160	262,160	0	262,160
1992	119,201	4,278	138,750	262,229	262,229	0	262,229
1991	119,201	4,404	138,750	262,355	262,355	0	262,355
1990	195,556	4,971	106,875	307,402	307,402	0	307,402
1989	177,778	4,599	105,000	287,377	287,377	0	287,377
1988	124,943	3,994	97,500	226,437	226,437	0	226,437
1987	123,276	4,101	65,246	192,623	192,623	0	192,623
1986	123,837	4,160	62,865	190,862	190,862	0	190,862
1985	120,030	4,267	38,850	163,147	163,147	0	163,147
1984	111,817	1,476	38,850	152,143	152,143	0	152,143
1983	111,817	1,476	38,850	152,143	152,143	0	152,143
1982	114,057	1,476	38,850	154,383	154,383	5,000	149,383

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/23/2014	2691 / 387	1,050,000	WD	99
6/23/2014	2691 / 389	100	WD	11
2/1/1980	805 / 1425	200,000	00	Q

This page has been visited 370,722 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176