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## Historic Architectural Review Commission Staff Report for Item 10

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP  
Historic Preservation Planner II

Meeting Date: June 28, 2022

Applicant: Karen Goddard

Address: #205 Julia Street

### Description of Work:

Reconstruction of one-story accessory structure.

### Site Facts:

The site under review contains a one-story frame vernacular house, which is listed on the survey as contributing, with a year built circa 1923. The property also contains a small, one-story accessory structure, which is historic (this is evidenced by a historic photo and Sanborn maps dating back to 1926). The accessory structure was historically utilized as a garage and then a small neighborhood store (William's Variety Store), but it is currently utilized for storage space.

The applicant received setback and building coverage variances from the Planning Board in May 2022 for the project under review.

### Guidelines Cited on Review:

- Guidelines for New Construction in the Historic District (pages 38a-38q), specifically guidelines 1, 2, 7, 8, 9, 11, 12, 13, 14, 18, 22, 23 and 24.
- Guidelines for Outbuildings: Carports, Gazebos, Garages, Sheds, Shelters and Accessory Structures (pages 40-41), specifically guidelines 1, 2, 3, 4, 8 and 9.

### Staff Analysis:

The Certificate of Appropriateness under review proposes to restore a historic accessory structure that sits on the front property line of 205 Julia Street. The accessory structure once housed William's Variety Store, which was a small neighborhood store. The current homeowner wishes to restore the building to how it looked when it was home to the store.

The current condition of the accessory structure is compromised by extreme deterioration. The structure will essentially need to be reconstructed, as it is past the point of repair. Foundations, floors, and wall framing are all proposed to be rebuilt. New exterior finishes and fenestration are also proposed as part of this application. The existing roofing is relatively new and will remain.

Consistency with Cited Guidelines:

Staff finds the current proposal to be consistent with the cited guidelines.

Although guideline 2 under Outbuildings states, “No accessory structure may be built in the front yard of a structure in the historic district,” this proposal seeks to reconstruct an already existing, historic accessory structure that happens to sit on the front property line. Due to the structure’s age and historic significance to the area in which it is located, staff supports its reconstruction. The proposed design, materials, and fenestrations for the reconstruction are found to be in compliance with the guidelines.

# APPLICATION

**(HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS**

\$441 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 09/27/2021 ET



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

HARC COA # <b>2022-0023</b>	REVISION #	INITIAL & DATE <b>TK 5/18/22</b>
FLOOD ZONE <b>AE</b>	ZONING DISTRICT <b>HMDR</b>	BLDG PERMIT # <b>BLD2022-0061</b>

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

ADDRESS OF PROPOSED PROJECT:	205 Julia Street	
NAME ON DEED:	Karen M Goddard	PHONE NUMBER 603 233 5011
OWNER'S MAILING ADDRESS:	205 Julia Street, Key West, FL 33040	EMAIL <b>KAREN IN KEY WEST @ GMAIL.COM</b>
APPLICANT NAME:	Karen M Goddard	PHONE NUMBER 603 233 5011
APPLICANT'S ADDRESS:	205 Julia Street, Key West, FL 33040	EMAIL
APPLICANT'S SIGNATURE:		DATE

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS  RELOCATION OF A STRUCTURE  ELEVATION OF A STRUCTURE   
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES  NO  INVOLVES A HISTORIC STRUCTURE: YES  NO   
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES  NO

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b> I want to restore a structure that was once a neighborhood variety store, but is currently in terrible disrepair.
The space inside the structure will be used for storage, and the exterior will look like the Williams Variety Store once locked.
<b>MAIN BUILDING:</b>
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>
The floor, foundation and walls will need to be almost entirely replaced.



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

<b>ACCESSORY STRUCTURE(S):</b>	
The structure involved is an existing, accessory structure.	
<b>PAVERS:</b>	<b>FENCES:</b>
<b>DECKS:</b>	<b>PAINTING:</b>
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

**THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.**

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: 205 JULIA STREET

PROPERTY OWNER'S NAME: KAREN GOODALO

APPLICANT NAME: KAREN GOODALO

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.**

[Signature] 5/18/2022

PROPERTY OWNER'S SIGNATURE DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

TO RESTORE THE STRUCTURE THAT WAS ONCE WILLIAM'S VARIETY STORE

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.

THE BUILDING HAS DETERIORATED OVER MANY YEARS. THERE IS TERMITE DAMAGE AND WEATHER DAMAGE. I WANT TO RESTORE IT TO HOW IT ONCE LOOKED.

(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.



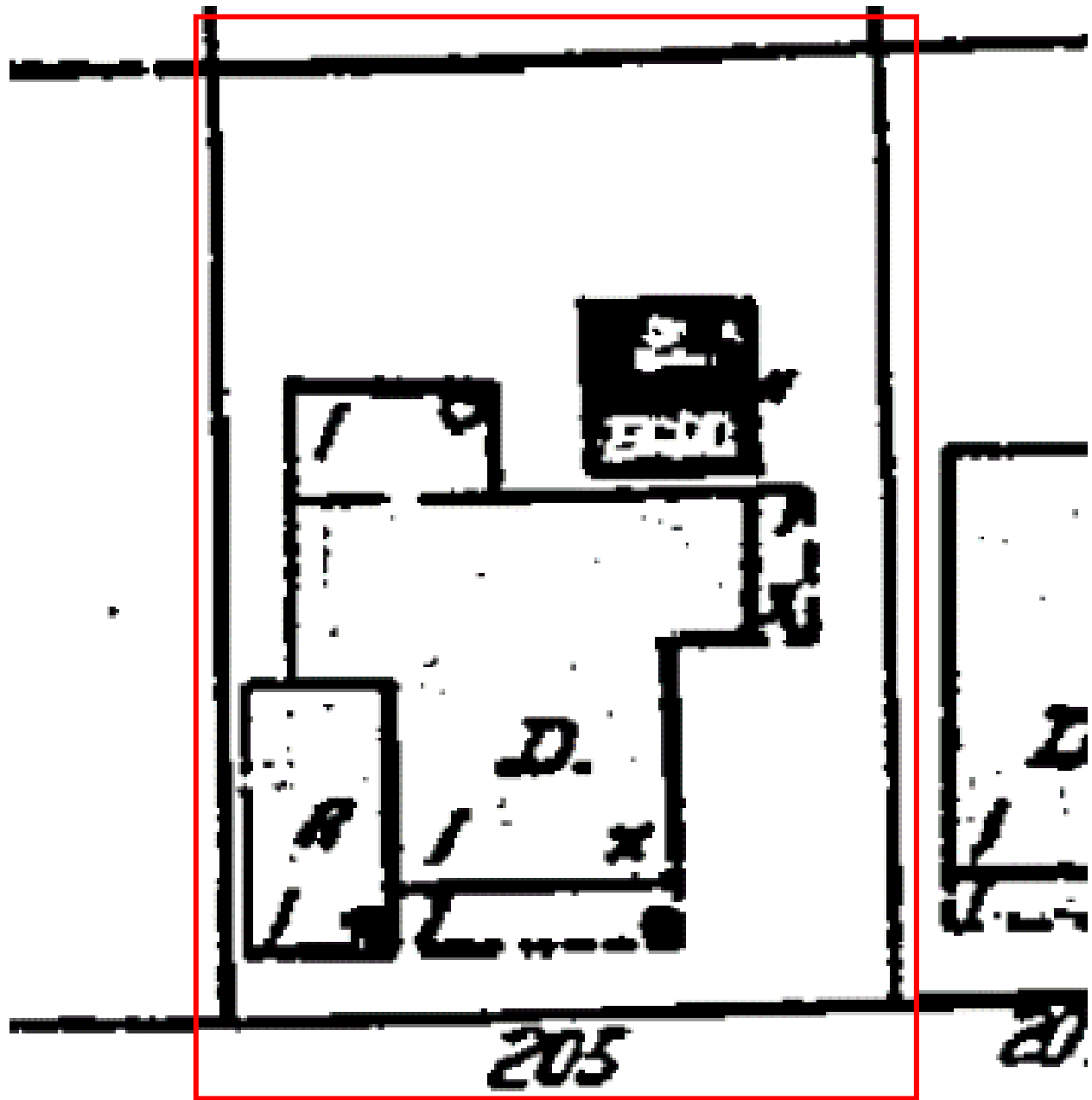
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

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

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
<b>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):</b>
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
(4) Removing buildings or structures that would otherwise qualify as contributing.

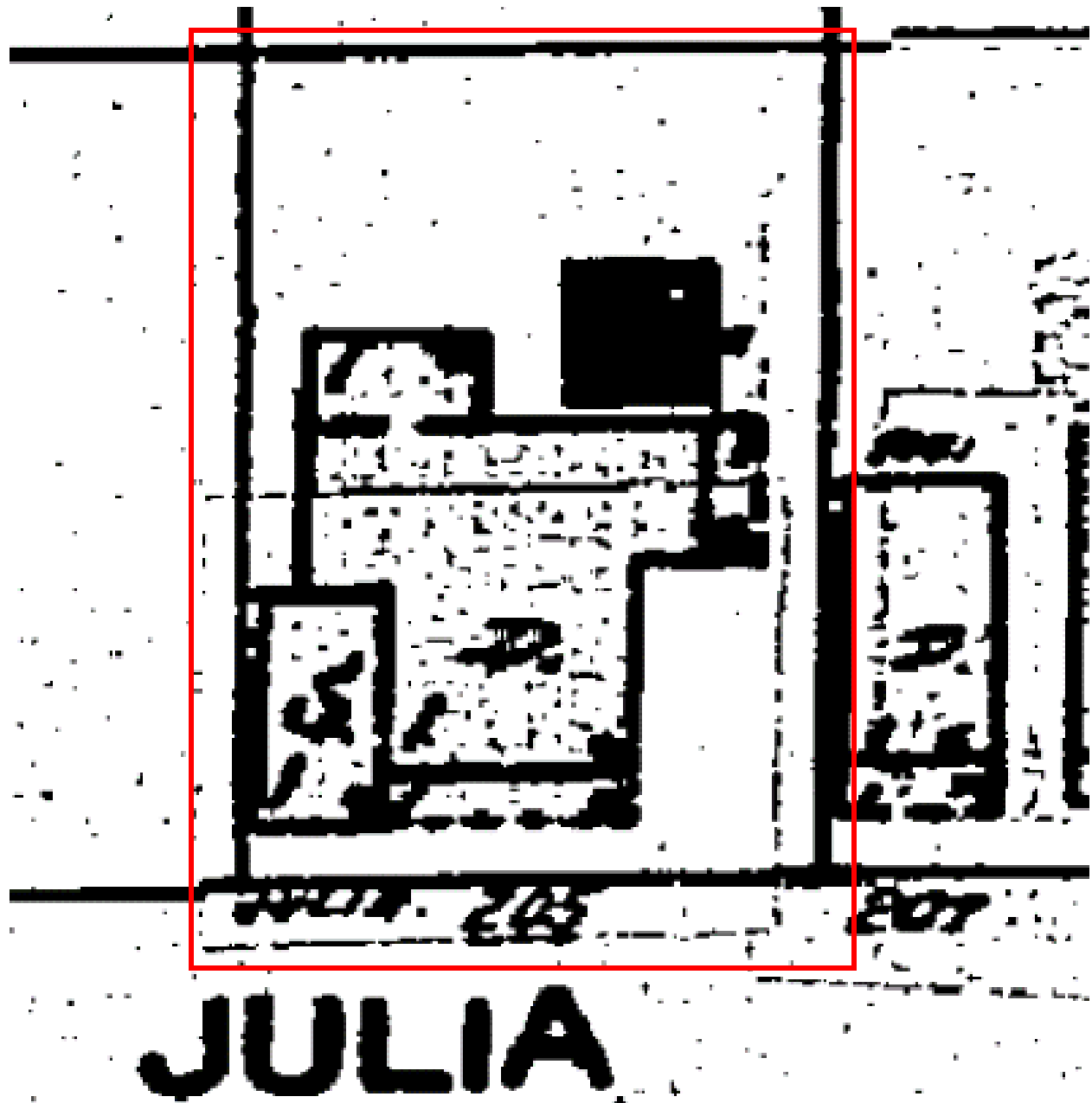


# SANBORN MAPS

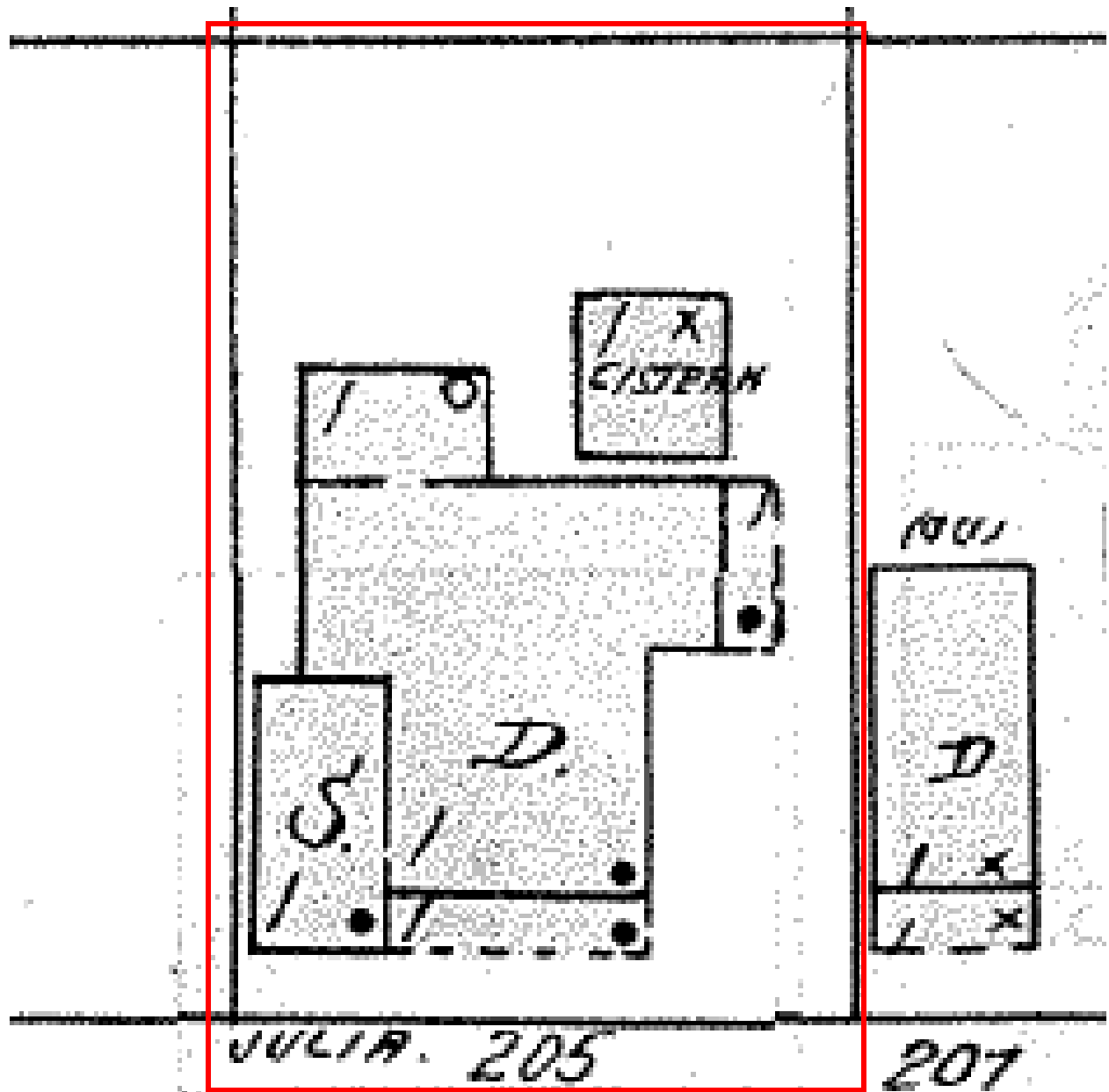


# JULIA

1926 Sanborn map with the property at 205 Julia Street indicated in red. Letter “A” indicates that the accessory structure was used to store an automobile.



1948 Sanborn map with the property at 205 Julia Street indicated in red. Letter “S” indicates that the accessory structure was utilized as a store.



JULIA

1962 Sanborn map with the property at 205 Julia Street indicated in red. Letter “S” indicates that the accessory structure was utilized as a store.

# PROJECT PHOTOS



1965 photo of the property at 205 Julia Street showing that the accessory structure under review was utilized as a small store.



Photo of the front of the property at 205 Julia Street.





Photo of the front of the historic accessory structure at 205 Julia Street.

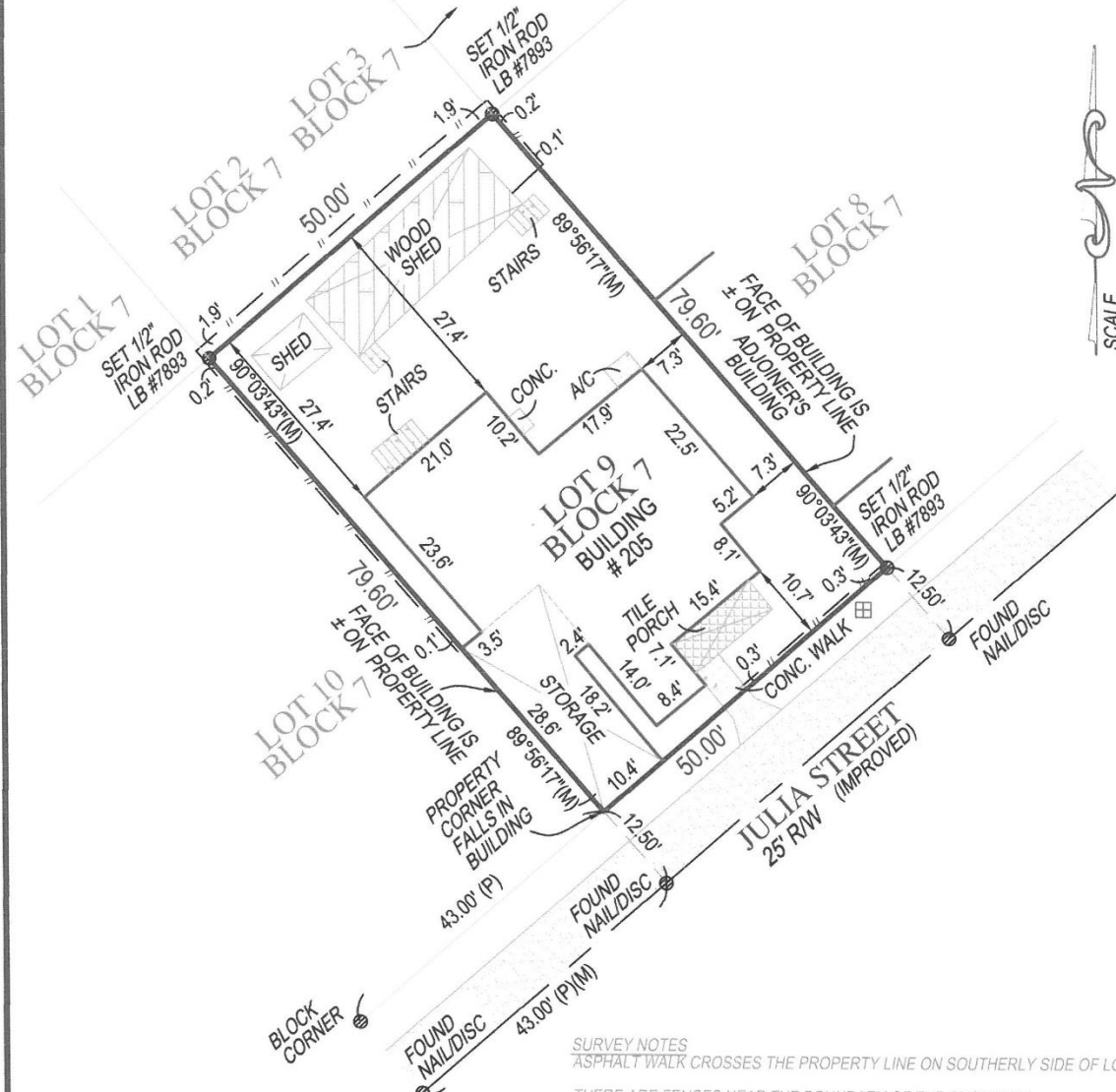




Photo 2 of the front of the historic accessory structure at 205 Julia Street.

# SURVEY

# BOUNDARY SURVEY



SCALE  
1"=20'

**SURVEY NOTES**  
 ASPHALT WALK CROSSES THE PROPERTY LINE ON SOUTHERLY SIDE OF LOT.  
 THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.



**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

**Kenneth J. Osborne**  
 Digitally signed by Kenneth J. Osborne  
 Date: 2020.09.13 20:02:24 -04'00'

(SIGNED) *Kenneth J. Osborne*  
 KENNETH J. OSBORNE  
 PROFESSIONAL SURVEYOR AND MAPPER #6415

PAGE 2 OF 2 PAGES  
 (NOT COMPLETE WITHOUT PAGE 1)



**SERVING FLORIDA**  
 6250 N. MILITARY TRAIL, SUITE 102  
 WEST PALM BEACH, FL 33407  
 PHONE (561) 640-4800  
 STATEWIDE PHONE (800) 226-4807  
 STATEWIDE FACSIMILE (800) 741-0576  
 WEBSITE: <http://targetsurveying.net>

# PROPOSED DESIGN



# SITE DATA

<u>SITE ADDRESS:</u>	205 JULIA STREET, KEY WEST, FLORIDA 33040
<u>LEGAL DESC.:</u>	KW PB1-25-40 LOT 9 SQR 7 TR
<u>FLOOD ZONE:</u>	AE (EL 7') MAP & PANEL 12087C 1516K; EFFECTIVE 02-18-2005
<u>LOT AREA:</u>	3,979 SQFT
<u>ZONING:</u>	HISTORIC MEDIUM DENSITY RESIDENTIAL
<u>F.L.U.M.:</u>	HISTORIC RESIDENTIAL
<u>SETBACKS:</u>	FRONT - 10 FT SIDE - 5 FT STREET SIDE - 7.5 FT REAR - 15 FT
<u>MAX. BUILDING HEIGHT:</u>	30'
<u>MAX. BUILDING COVERAGE:</u>	40%
<u>MAX. IMPERVIOUS SURFACE:</u>	60%

# DESIGN DATA

## DESIGN LOADS (MINIMUM):

A.	ROOF DEAD LOAD	17 PSF (METAL)
B.	ROOF LIVE LOAD	20 PSF
C.	DEAD LOAD FOR UPLIFT CALCULATION	7PSF
D.	FLOOR DEAD LOAD (WOOD FRAMING)	20 PSF
E.	FLOOR DEAD LOAD (12" CONCRETE)	150 PSF
F.	FLOOR LIVE LOAD (LIVING AREAS)	40 PSF
G.	FLOOR LIVE LOAD (BALCONY AREAS)	60 PSF
H.	STAIRS LIVE LOAD	60 PSF AND 300 LBS
I.	NON-CONCURRENT GUARD RAILS/HANDRAILS	200 LBS

## WIND DESIGN SPECIFICATIONS:

A.	BUILDING OCCUPANCY CATEGORY	II
B.	CONSTRUCTION TYPE	V-8
C.	OCCUPANCY CLASSIFICATION	S-1
D.	WIND SPEED	
a.	ULTIMATE (LRFD) =	180 MPH
b.	ALLOWABLE (ASD)=	140 MPH
E.	WIND EXPOSURE CATEGORY	D
F.	ENCLOSURE CLASSIFICATION	ENCLOSED
G.	INTERNAL PRESSURE COEFFICIENT	+/- 0.18
H.	WIND-BORNE DEBRIS AREA	YES
I.	REFER TO DRAWINGS FOR STRUCTURE HEIGHT AND AREA	
J.	STRUCTURAL LOADS AND DESIGN PRESSURES LISTED IN THESE PLANS ARE ALLOWABLE (ASD) UNLESS NOTED OTHERWISE	



LOCATION MAP  
NOT TO SCALE

REV. #1 DATE: 4.01.2022

## DRAWING INDEX

- CS PROJECT INFORMATION
- GN GENERAL NOTES
- SP SITE PLAN
- A-1 PROPOSED PLAN & WINDOW/DOOR SCHEDULES
- A-2 BUILDING ELEVATIONS
- S-1 FOUNDATION & FRAMING PLAN & SECTIONS
- S-2 STRUCTURAL/SHEATHING DETAILS
- S-3 WINDOW & DOOR FRAMING DETAILS

## SCOPE OF WORK

- REBUILD EXISTING SHED (IDENTICAL STYLE - NO CHANGE TO EXISTING SITE CONDITIONS)

## DESIGN CODE

- 2020 FLORIDA BUILDING CODE, 7<sup>th</sup> EDITION, BUILDING, FBC
- 2020 FLORIDA BUILDING CODE, 7<sup>th</sup> EDITION, RESIDENTIAL, FBC-R
- 2020 FLORIDA MECHANICAL CODE FBC-M
- 2017 NATIONAL ELECTRICAL CODE, NEC 2017
- 2020 FLORIDA PLUMBING CODE, FBC-P
- 2020 FLORIDA FUEL GAS CODE, 7<sup>th</sup> EDITION, FFPC
- FLORIDA FIRE PREVENTION CODE, FBC-FG
- NATIONAL FIRE PROTECTION ASSOCIATION, NEBA

## ABBREVIATIONS

A.B.	Anchor Bolt	F.G.	Fixed Glass	Plt Ht.	Plate Height
Abv.	Above	Fir.	Floor	Plt Sh.	Plant Shelf
A/C	Air-Conditioner	Fnd.	Foundation	PSF	Pounds per square foot
Adj.	Adjustable	Fir. Sys.	Floor System	P.T.	Pressure Treated
A.F.F.	Above Finished Floor	F/P	Fireplace	Pwd.	Powder Room
A.H.U.	Air Handler Unit	Ft.	Foot / Feet	Rqd.	Radius
ALT.	Alternate	Ftg.	Footing	Ref.	Refrigerator
B.C.	Base Cabinet	F.V.	Field Verify	Req'd.	Required
B.F.	Bifold Door	FX	Fixed	Rm.	Room
B.F.F.	Below Finished Floor	Galv.	Galvanized	Rnd.	Round
Bk Sh	Book Shelf	G.C.	General Contractor	R & SH	Rod and Shelf
Bm.	Beam	G.F.I.	Ground Fault Interrupter	SD	Smoke Detector
BOT.	Bottom	G.T.	Girder Truss	S.F.	Square Ft.
B.P.	Bypass door	Hdr.	Header	Sh.	Shelves
Brg.	Bearing	Hgt.	Height	SHT	Sheet
Cir.	Circle	HB	Hose Bibb	S.L.	Side Lights
Cld.	Ceiling	Int.	Interior	S.P.F.	Spruce Pine Fir
Col.	Column	K/Wall	Kneewall	Sq.	Square
Comp.	A/C Compressor	K.S.	Knee Space	S.Y.P.	Southern Yellow Pine
C.T.	Ceramic Tile	Laun.	Laundry	Temp.	Tempered
D.	Dryer	Lav.	Lavatory	Thkn.	Thicken
Dec.	Decorative	L.F.	Linear Ft.	T.O.B.	Top of Block
Ded.	Dedicated Outlet	L.T.	Laundry Tub	T.O.M.	Top of Masonry
Dbl.	Double	Mas.	Masonry	T.O.P.	Top of Plate
Dia.	Diameter	Max.	Maximum	Trans.	Transom Window
Disp.	Disposal	M.C.	Medicine Cabinet	Typ.	Typical
Dist.	Distance	Mfr.	Manufacturer	UCL	Under Cabinet Lighting
D.S.	Drawer Stack	Micro.	Microwave	U.N.O.	Unless Noted Otherwise
D.V.	Dryer Vent	Min.	Minimum	VB	Vanity Base
D.W.	Dishwasher	M.L.	Microlam	Vert.	Vertical
Ea.	Each	Mir.	Mirror	V.P.	Versalram
Ea.W.	Each Way	Mono	Monolithic	VP	Vapor Protected
Elec.	Electrical	N.T.S.	Not to Scale	VTR	Vent through Roof
Elev.	Elevation	Opt.	Optional	W.	Washer
Ext.	Exterior	Opt.	Optional	W/C	Water Closet
Exp.	Expansion	Ped.	Pedestal	W.A.	Wedge Anchor
F.B.C.	Florida Bldg. Code	P.L.	Parallam	Wd.	Wood
F.B.C.R.	Florida Bldg. Code Resid.	PLF	Pounds per linear foot	WP	Water Proof
F.F.	Finished Floor				

# COVER SHEET

CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION:

205 JULIA STREET  
KEY WEST, FLORIDA

CAMPBELL ENGINEERING  
CONSULTANTS LLC

William R. Campbell, P.E. License # 79269  
Email: will@cecflk.com CA/Registry #: 31437  
Phone #: 305-735-4626

PLANS ARE NOT VALID UNLESS SIGNED AND DATED

PROJECT #:

2869

Date:

NOVEMBER 12, 2021

SHEET 1 of 8

SHEET #

CS

# GENERAL NOTES

## STRUCTURAL LUMBER

- All wood members shall meet or exceed requirements stated in "ANSI/AF&PA National Design Specification for Wood Construction" and all referenced standards.
- All wood members shall be Southern Pine #2, MC 19%, NO. 2 Dense or greater kiln dried as referenced in the Standards.
- All wood members exposed to the exterior or directly contacting concrete or steel shall be Pressure Treated (PT) UC3B grade per AWPA Standards and treated with chemicals to protect from insects and decay. Allow wood to dry after treatment.
- All field cuts in Pressure Treated lumber shall be treated on site.
- Nailing shall be in accordance with FBC 2020. Nails and other fasteners for Pressure Treated wood shall be Stainless Steel or ACQ Approved treated.
- Sheathing shall be  $\frac{15}{16}$ " CDX Plywood Sheathing Grade, unless otherwise stated specified in the plans.
- Use 10d ring-shank nails with spacing of 4" o.c. on all edges and 6" o.c. in the field with all edges blocked.
- Cutting and notching of wood members including but not limited to floor joist shall not exceed one-sixth of the depth of the member and cannot be located in the middle one-third of the span.
- The depth of the notching at the ends of the wood members shall not exceed one-fourth of the depth of the member.
- Beams, joist, and rafters with a thickness equal or greater than 4" shall only be notched at the ends of the members and shall not be notched on the tension side of the member.
- Holes cut into wood members shall have a diameter less than one-third of the depth of the member and shall not be located closer than two inches to the top or bottom of the member.
- Blocking shall be placed between all joist at a spacing not to exceed 8' on center.
- Install Simpson LUS Series Galvanized Joist Hangers at locations where structural wood members including but not limited to joist and beams connect into other members

## HARDWARE

- Hardware shall meet or exceed 304 Stainless Steel properties or be Zmax galvanized for non exposed Simpson products, unless otherwise specified.
- All connectors shall have stainless steel screws and fasteners or ACQ Approved treated for non exposed areas.
- All connectors and fasteners shall be applicable for use and compatible with pressure treated wood.
- Apply a bond breaker between the wood surface an any connector or fastener that is not compatible with pressure treated wood.
- All connectors and fasteners shall be manufactured by Simpson Strong Tie or an approved equal and installed as per the manufactures recommendations prior to loading the connected wood member.
- All structural members shall have a connector or fastener securing and anchoring the member for hurricane protection.

## CAST IN PLACE CONCRETE

- The concrete shall have the following properties:
  - Compressive strength at 28 days equal to or greater than 4000PSI
  - Ready Mix as per ASTM C94
  - Type 1 Portland Cement shall adhere to ASTM C 150
  - Normal weight aggregates shall adhere to ASTM C33
  - Light weight aggregates shall adhere to ASTM C330
  - No calcium chloride
  - Air entraining shall adhere to ASTM C260
  - Water reducing shall adhere to ASTM C494
  - Water used shall be fresh water which is clean and potable
  - Concrete slump range shall be within the range of 3" to 5" unless otherwise stated.
  - Applicable code is ACI 318 latest addition and ACI 301.

## FOUNDATION AND CONCRETE

- All footings including shall be placed on firm, undisturbed, natural rock unless otherwise noted.
- All footings shall be centered under the walls, columns, or specified line unless otherwise noted
- Auger piles shall be drilled no less than 3' into the cap rock and must be 16" in diameter unless otherwise noted.
- All exposed concrete edges shall be constructed and finished with a  $\frac{1}{2}$ " chamfer edge.
- All concrete works including but not limited to mixing, placing, and curing shall conform with ACI 305R Hot Weather Concrete.
- Concrete shall be water cured with a continuous flow of water over the surface of the concrete for 7 days or until 75% concrete compressive strength has been achieved. At this time, a concrete curing compound shall be applied to the surface of the concrete while the concrete is still damp or moist from the prior water curing event.
- All soil below the concrete slab on grade shall be treated and covered with a 10MIL vapor barrier.

## REINFORCING STEEL

- The reinforcing steel shall be ASTM A615 Grade 60.
- The splicing length shall be 45 times the bar diameter unless otherwise noted.
- The rebar shall have a minimum clear cover of 3" for concrete placed at the existing grade elevation and a 2" minimum clear cover for concrete placed above the referenced elevation unless otherwise noted.
- The welded wire fabric shall be in conformance with ASTM A-185.
- The splice length of the welded wire fabric shall be one full mesh section with the ends and sides connected by tie wire.
- All rebar accessories including but not limited to rebar chairs shall be installed in accordance with ACI 318.

## GENERAL REQUIREMENTS

- Prior to starting any work the Contractor shall review these plans and site conditions and notify the Engineer if any discrepancies are discovered or conflicts with these plans, specifications, or dimensions which affect the execution of construction or safety .
- This set of plans is solely intended to be utilized for construction at the specified location.
- The Contractor shall not scale the drawings and shall request additional information required for construction from the Engineer of Record.
- The Contractor shall be responsible for calling Sunshine Utility Locate Service prior to performing any construction activities in any areas which underground utilities may be present. The Engineer of Record shall not be responsible for providing the location of utilities.
- The Engineer of Record is not responsible for the supervision of the Contractor nor their employees during the construction.
- The Contractor is responsible for providing and implementing the means and methods for the construction process and perform all works in conformance with the standards and requirements of the 2020 Florida Building Code, manufacturer's recommendations, local county and city codes and ordinances, and specifications referenced within these plans.
- The Contractor must complete the construction in accordance with the Building Envelope Energy Requirements of the Florida Model Energy Code.
- Quality of the work must meet or exceed the industry standard practices.
- Any deviations from these plans shall be reviewed and approved by the Engineer of Record.
- Install shoring as required for all structural members of the existing structure.
- Contractor is responsible for all means and methods as required to improve or maintain the existing condition, structural integrity, and safety of the structure including but not limited to the design and installation of structural shoring or tie-downs and diligently performing works. The contractor is responsible for the safety of all personnel entering the designated working area.
- The Contractor shall coordinate their work with all other trades in order to avoid scheduling conflicts.
- The Engineer of Record certifying this document shall not be held liable for any financial or time related damages including but not limited to damages to the structure, personnel, time related delays, and structural issues that result from the construction in accordance with the applicable specifications of this certified document. The Contractor shall notify the Engineer of Record if any conditions or issues arise that do not adhere to the details specified.

## PORTLAND CEMENT PLASTERING STUCCO NOTES

- The Contractor shall perform all work in conformance with the 2020 Florida Building Code.
- Comply with ASTM C 926 in regards to project conditions while performing plastering/stucco works.
- PVC Lath shall be fabricated from PVC, paper backed, and self furring. The product shall be Plastic Components, Inc. Ultra Plastic Lath or approved equal.
- All accessories shall comply with ASTM C 1063
- Plastic accessories shall be high impact PVC.
- Corner beads shall be small nose corner beads with perforated flanges.
- Casing beads shall be bull nose style.
- Control joints shall be one piece, M-shaped configuration, with perforated flanges and removable protective tape on plaster face of control joint.

## PORTLAND CEMENT PLASTERING STUCCO NOTES (cont'd)

- Expansion joints shall be two piece, formed with a slip joint and square edge 1 -1/2" wide reveal with perforated concealed flanges.
- Water for mixing shall be potable and free of any contaminants.
- Fiber for base coat shall be alkaline resistant glass or polypropylene fibers 1 /2 inch long, free of contaminants, manufactured for use in portland cement plaster.
- The bonding compound shall conform with ASTM C 932
- Steel drill screws shall comply with ASTM C 1002 or ASTM C 954
- Fasteners used for attaching the PVC lath to the substrates shall comply with the lath manufacturers requirements.
- Fasteners used for attaching metal lath to substrates shall comply with ASTM C 1063
- The Contractor shall perform all work in conformance with the 2020 Florida Building Code.
- Masonry cement shall conform with ASTM C 91 Type N
- Lime shall comply with ASTM C 206 Type S or ASTM C 207
- Sand aggregate shall comply with ASTM C 897
- Perlite aggregate shall comply with ASTM C 35
- Plaster mixes shall comply with ASTM C 926
- Comply with fiber manufacturers recommendations for quantity of fiber and mixing procedure.
- Control joints shall be delineated into areas with the maximum sizes for vertical surfaces at 144 SQ. FT. and non vertical surfaces at 100 SQ. FT. with length to width ratios of 2 $\frac{1}{2}$ :1.
- Distances between control joints shall not exceed 18 FT.
- Install control joints at locations where control joints occur in the main wall behind the plaster.
- The plaster application shall conform with ASTM C 926.
- The plaster application shall not deviate more than  $\frac{1}{4}$ " in 10 FT.
- Three coat plaster work shall contain base coat mixes for over PVC lath with scratch and brown coats.

## FRAMING NOTES

- Unless stated otherwise, all framing lumber shall be Southern Pine #2, MC 19%, NO. 2 Dense
- All timber construction shall conform to the latest edition of AFTC, T.P.I, and National Design Specifications for Wood Construction.
- All wood shall be PT(Pressure Treated) to prevent decay and protect from insects and must be dry prior to use.
- All wood fasteners and connectors shall be compatible with PT wood.
- For all non-compatible members with PT wood, building paper or an approved equal material must be used as a barrier between the referenced members.
- All PT wood framing connections must utilize a products manufactured by Simpson Strong Tie or an approved equal and must be installed as per the manufacturers recommendations.
- Blocking must be placed between all joist with a spacing not to exceed 8' O.C.
- Simpson LUS Type Joist Hangars must be used at intersection points of all structural wood members including but not limited to joist and beams.
- All structural wood members shall have a fiber stress of at least 1200PSI
- Wood Studs shall be stress graded standard American Lumber (Fb=625 PSI, Fv=400PSI Minimum, E=1,000,000 PSI) #2 Southern Yellow Pine
- General Sheathing Notes: 10d Ring Shank Nails, 4' O.C. for Short Side, 6" O.C. Long Side, 6" O.C. Field
- General Bucking Notes: Exterior Windows: 1"x6" PT Buck on Jambs and Head, Exterior Doors: 2"x6" PT Buck on Jambs and Head, Install sufficient fasteners of specified type in order to meet or exceed stated loads.
- Fasteners shall be spaced in equal distance across the length of the buck and shall be no closer than 2' or further than 4" from the end of the buck
- The minimum fasteners for a top buck is 2 and the minimum fasteners for a side buck is 3.
- The approved fasteners are as follows:  $\frac{3}{4}$ " Tapcon with 1 $\frac{1}{2}$ " Penetration and 230LBS of Connection Strength Capacity,  $\frac{1}{2}$ " Tapcon with 2" Penetration and 380LBS of Connection Strength Capacity.
- Refer to manufacturers installation recommendations and specifications for the fasteners required for entry doors and windows

## STRUCTURAL NOTES

- The design and applicable scope of work is intended to comply with the 2020 Florida Building Code and ASCE 7-16.
- The structure referenced in these documents is designed to withstand the applicable forces from 180MPH wind load and a floor live load of 40PSF in accordance with ASCE 7-16.
- The soil bearing capacity must meet or exceed 2,000LBS per SQ. FT. Compaction required (Modified Proctor) typical under slabs, pile caps, grade beams, and foundation or where concrete is in contact with the soils at 98%.
- The engineer must be notified and submit a written approval for all modifications or deviations from the specified design.
- The contractor shall provide all temporary shoring as required to resist all loads generated from wind or the construction sequence until all structural members, connectors, and fasteners are installed including shear walls and decking.
- The contractor must submit material certifications/specifications, shop drawings and erection plans/drawings for all components and construction methods required for the structure to be constructed.
- All major structural shop drawings must be submitted with calculations and the seal of a Florida Professional Engineer.

## METAL AND STEEL BUILDING NOTES

- GENERAL
  - Metal building erector shall be responsible for erection of the steel and associated work in compliance with the metal building manufacturers association.
  - The builder is responsible for designing, supplying, locating and installing temporary supports and bracing during erection of the building. Metal building bracing is designed for code required loads after building completion and shall not be considered as adequate erection bracing. Tension brace rods work in pairs to balance forces caused by initial tensioning. care must be taken while tightening brace rods so as not to cause accidental or misalignment of components. All rods must be installed loose and then tightened. Rods shall not exhibit excessive sag. for long or heavy rods or angles, it may be necessary to support the rod at mid-bay by suspending it from a secondary member.
  - Equipment bracing and suspension connections must not impose torsion or minor axis loads, or cause local distortion in any structural components.
  - All field welding must be done at the direction of a design professional, and done in accordance with aws (american welding society) by welders qualified to perform the work as directed by the applicable welding procedure specification (wps). a wps shall be prepared by the contractor for each welding variation specified. the contractor is responsible for any special welding inspections as required by local jurisdiction.
- MATERIALS
 

All structural plates, channels and miscellaneous metals shall be in accordance with astm specification below.

Material	ASTM Description	Yield strength (min)
Structural steel plate	a529/ a572 / a1011	50 ksi
Hollow structural	a500	42 ksi
Hot rolled str. shapesa	a500 / a572 / a592 / a992	50 ksi
Hot rolled angles	a36	6 ksi
Cold formed shapes	a653 / a1011	
Roof and wall sheeting	a653 / a792	
Bolts	a3007 / a325	
Rods	a572 / a108	
Anchor rods	f1554	36 ksi

  - All steel exposed to weather shall be galvanized or coated with primer and marine grade epoxy.
  - Weld filler material shall be 70 ksi tensile strength.

## EXECUTION

- Install metals as detailed on metal building drawings and permit drawings.
- Steel work shall conform to the latest edition of the design, fabrication and erection of structural steel for building as adopted by the aisc and metal building manufacturers association.
- All steel shall be painted with one coat of primer and shall be touched up after installation, unless the material is stainless steel.
- Steel exposed to the elements shall also be coated with a marine grade epoxy unless the material is stainless steel.
- Coat all steel members with marine grade epoxy for corrosion resistance.

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KEY WEST, FLORIDA

CAMPBELL ENGINEERING  
CONSULTANTS LLC

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Phone #: 305-735-4626

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PROJECT #:

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Date:

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SHEET #

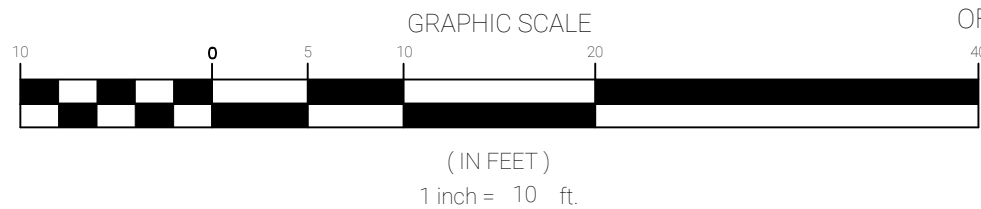
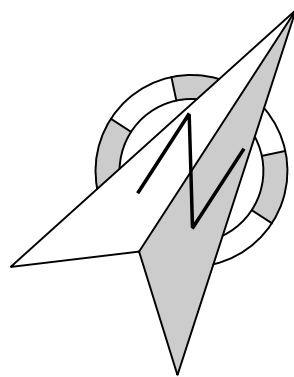
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# OPEN SPACE CALCULATIONS

TOTAL LOT SIZE:	3,980 SQ. FT.	
EXISTING TOTAL IMPERVIOUS:	2,017 SF	(50.7%)
EXISTING BLDG. COVERAGE:	1,911 SF	(48.0%)
EXISTING OPEN SPACE:	1,963 SF	(49.3%)
NEW TOTAL IMPERVIOUS:	2,017 SF	(50.7%)
NEW TOTAL BLDG. COVERAGE:	1,911 SF	(48.0%)
NEW TOTAL OPEN SPACE:	1,963 SF	(49.3%)

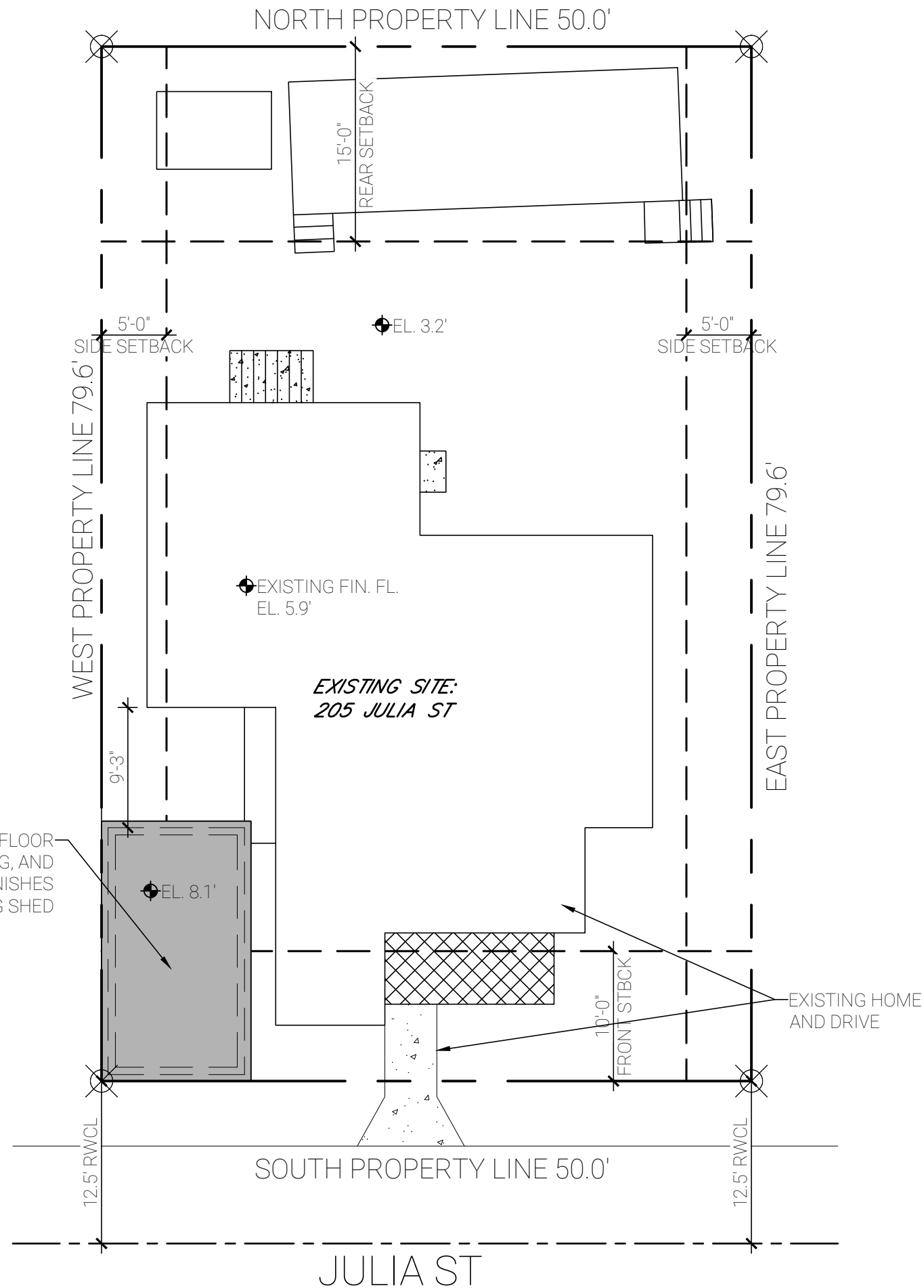
**\*\*NO CHANGE TO EXISTING SITE CONDITIONS\*\***



# SITE PLAN

SCALE: 1"=10'-0"

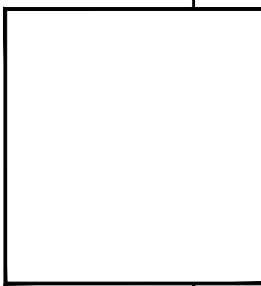
REBUILD FOUNDATION, FLOOR & WALL FRAMING, AND REPLACE EXTERIOR FINISHES OF EXISTING SHED



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# EXTERIOR DOOR SCHEDULE

MARK	NOMINAL SIZE (W X H)	TYPE	WINDLOAD REQUIREMENT (ASCE 7-16)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
01	(2) 2'-3"x6'-8" ZONE 4	IMPACT DOUBLE DOORS	+47.8/ -54.1	BY CONTRACTOR	PROVIDED BY CONTRACTOR
02	3'-0"x6'-8" ZONE 5	IMPACT DOOR	+47.8/ -62.0	BY CONTRACTOR	PROVIDED BY CONTRACTOR

- CONTRACTOR TO PROVIDE THE NOA'S.
- CONTRACTOR TO FIELD VERIFY ALL DOOR DIMENSIONS.
- CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.

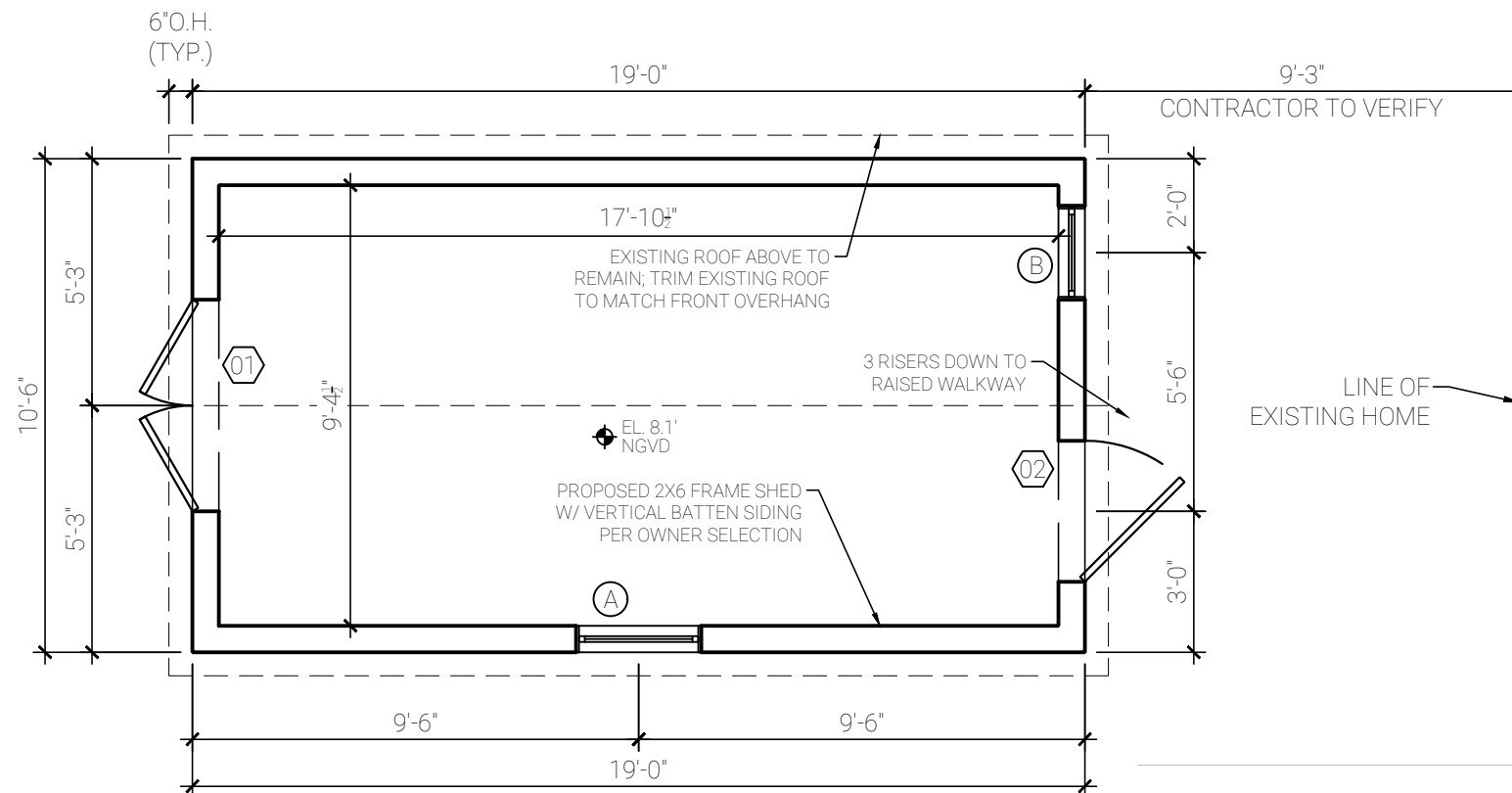
# WINDOW SCHEDULE

MARK	NOMINAL SIZE (W X H)	TYPE	WINDLOAD REQUIREMENT (ASCE 7-16)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
A	2'-8" x 2'-8" ZONE 4	DOUBLE HUNG	+51.2/ -55.4	BY CONTRACTOR	PROVIDED BY CONTRACTOR
B	2'-0" x 1'-0" ZONE 5	FIXED	+51.2/ -68.4	BY CONTRACTOR	PROVIDED BY CONTRACTOR

NOTE: ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW TO MEET FL. BLDG. CODE 2020 FOR EGRESS. A MIN. 5.7 SQ. FT. NET CLEAR OPENING IS REQUIRED WITH A MIN. NET CLEAR HEIGHT OF 24" & MIN. NET CLEAR WIDTH OF 20" & A MAX. SILL HEIGHT OF 44" ABV. FINISHED FLOOR.

ADDITIONAL NOTES:

- CONTRACTOR TO PROVIDE THE NOA'S.
- CONTRACTOR TO FIELD VERIFY ALL WINDOW DIMENSIONS.
- CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.



## PROPOSED PLAN

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



REV. #1 DATE: 3.04.2022

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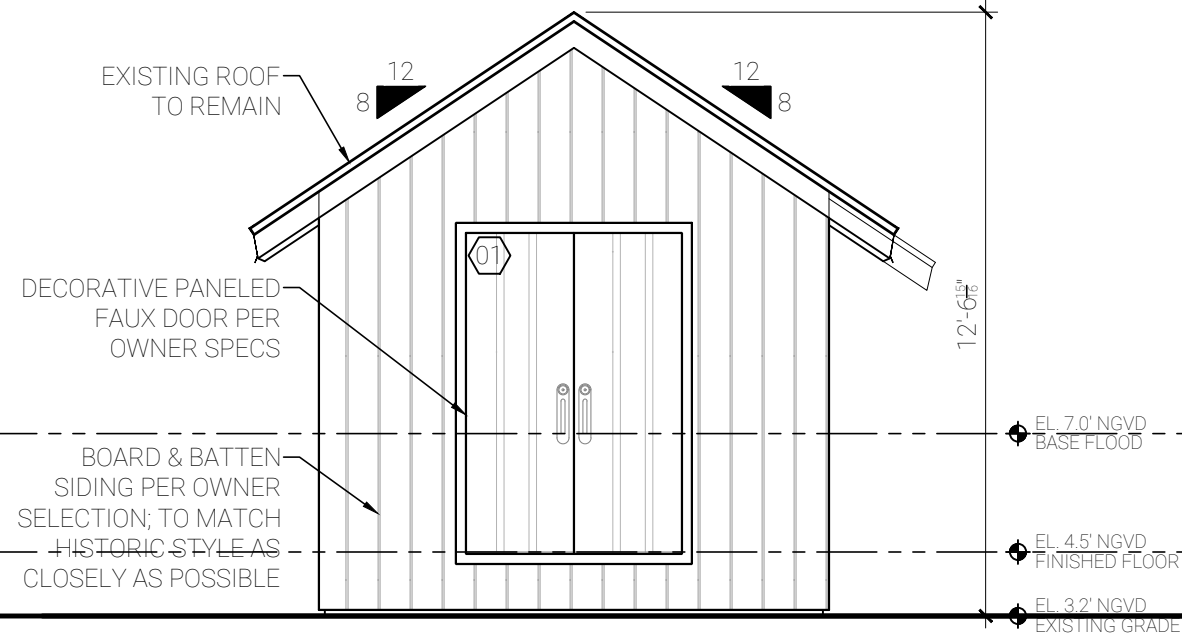
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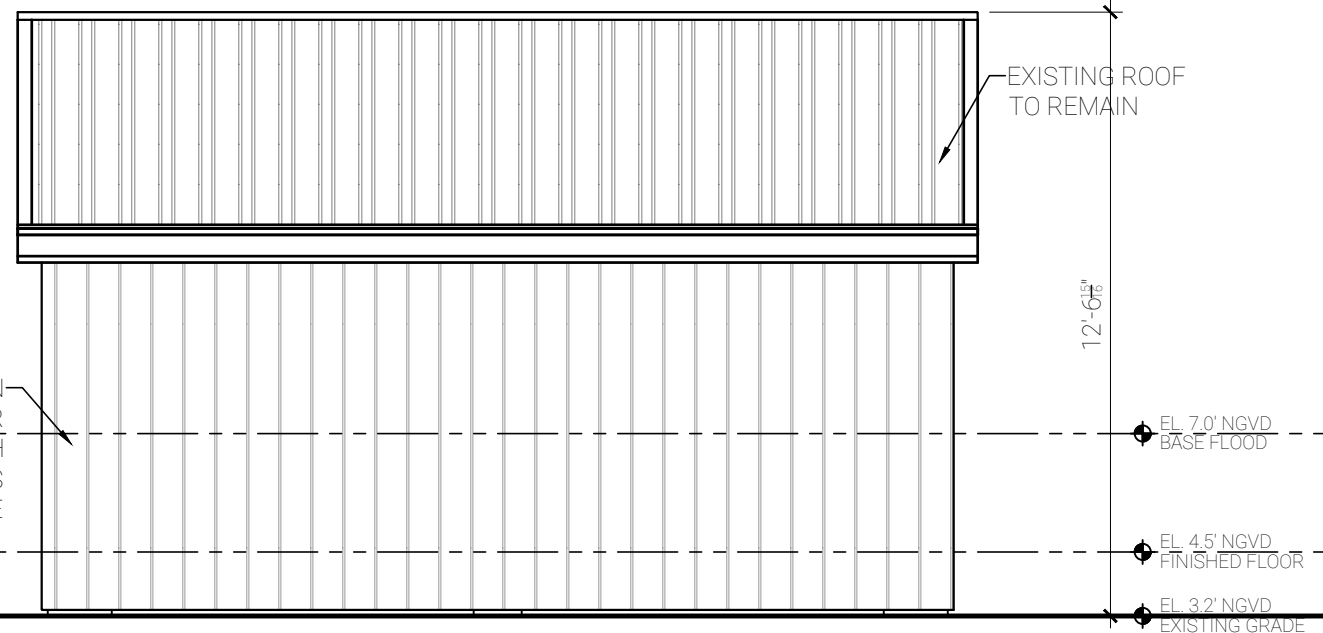
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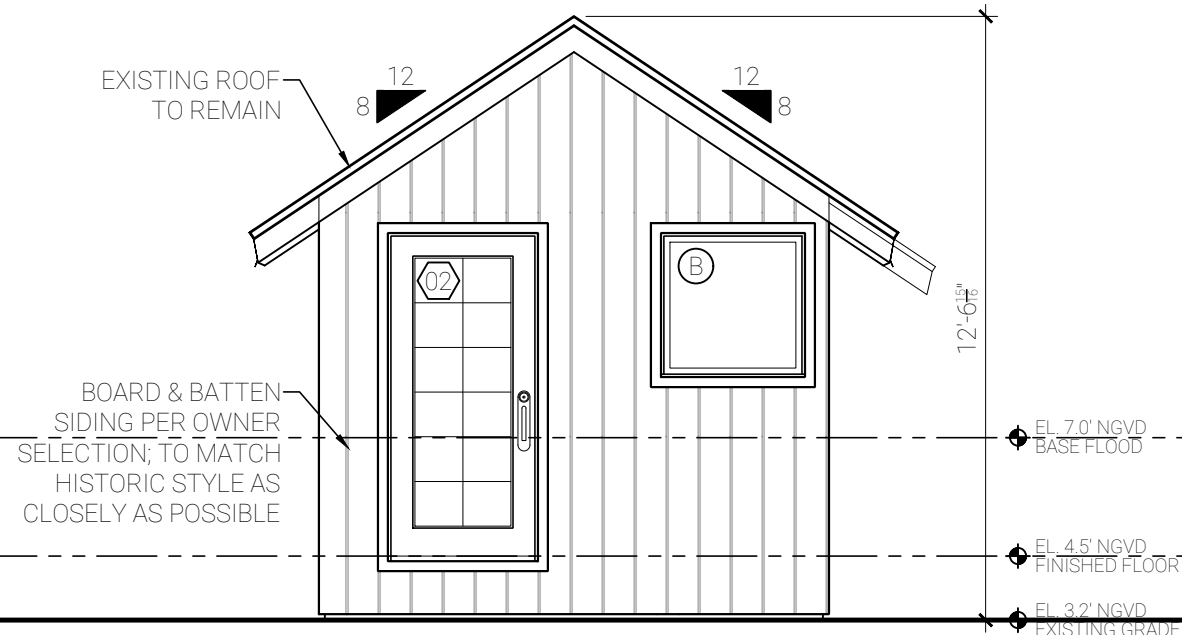
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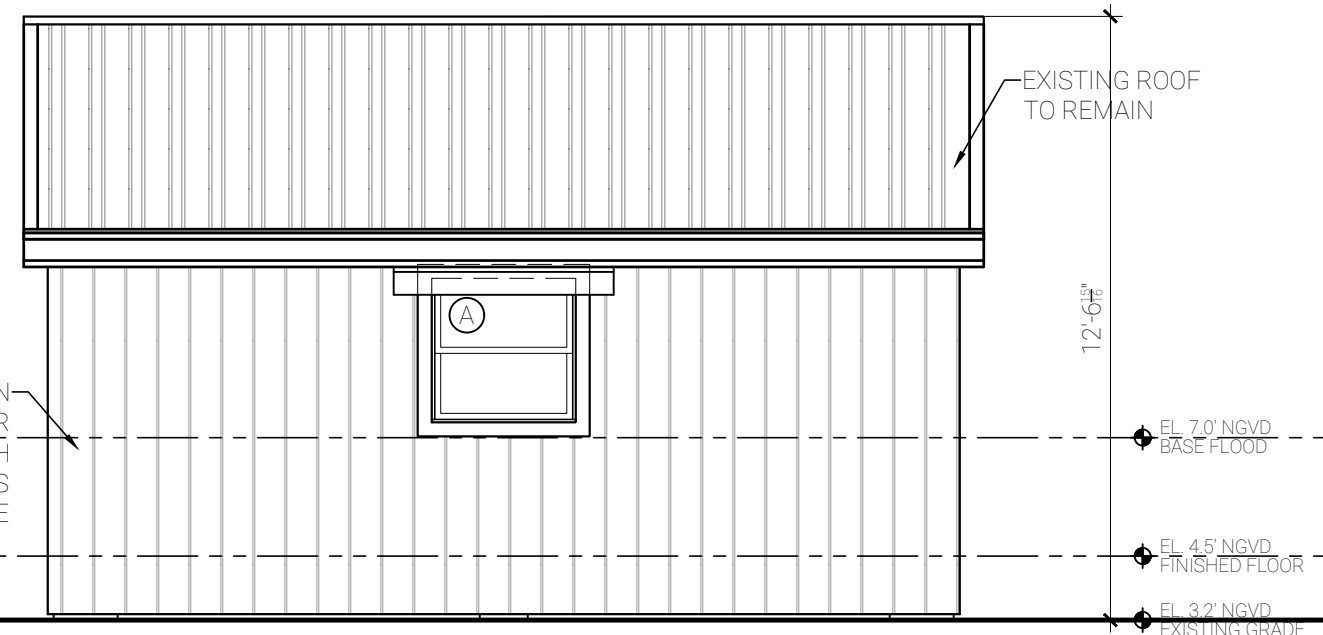
**FRONT SHED ELEVATION**  
SCALE: 1/4"=1'-0"



**LEFT SHED ELEVATION**  
SCALE: 1/4"=1'-0"



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



**RIGHT SHED ELEVATION**  
SCALE: 1/4"=1'-0"

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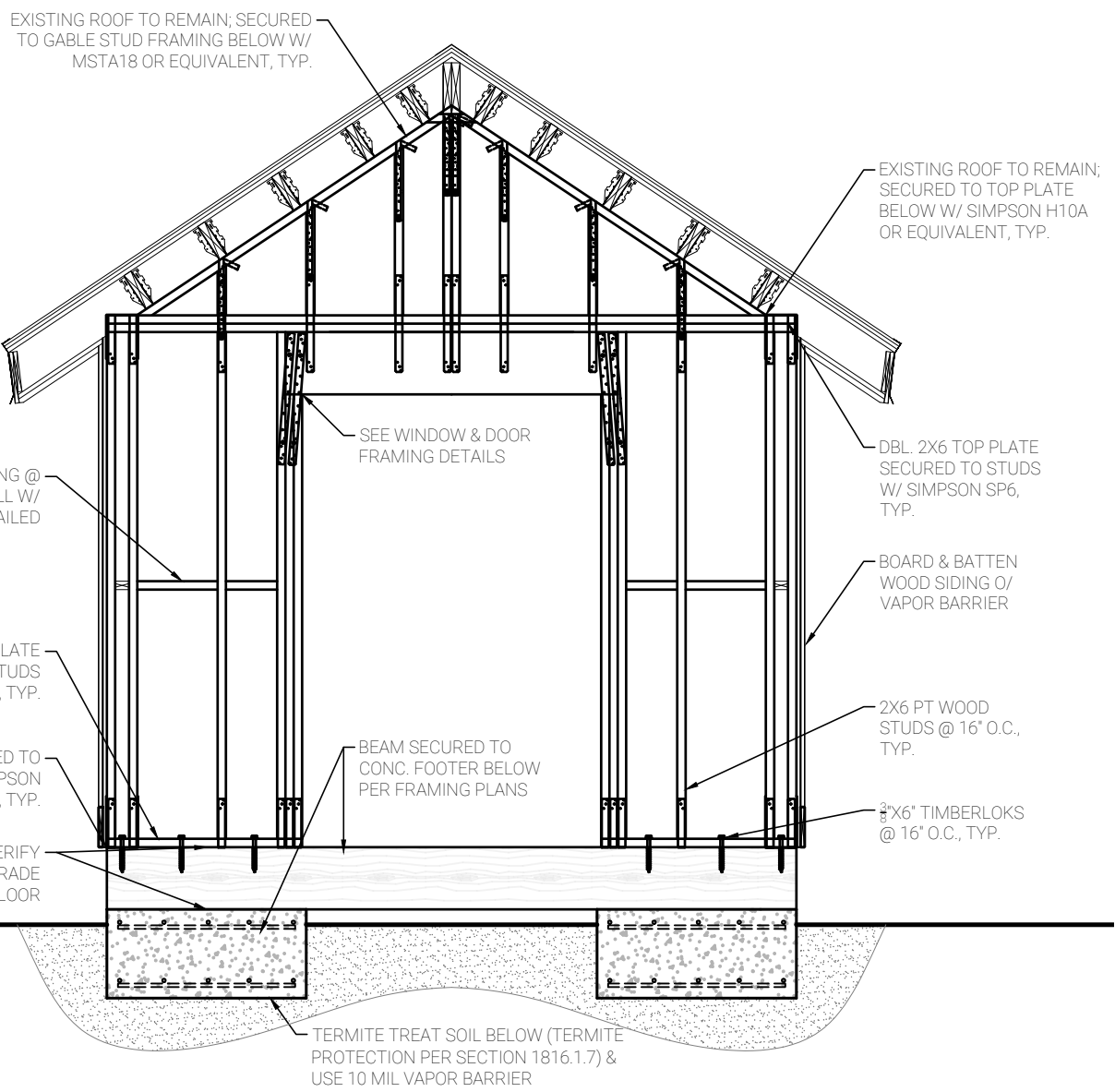
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Date:  
NOVEMBER 12, 2021

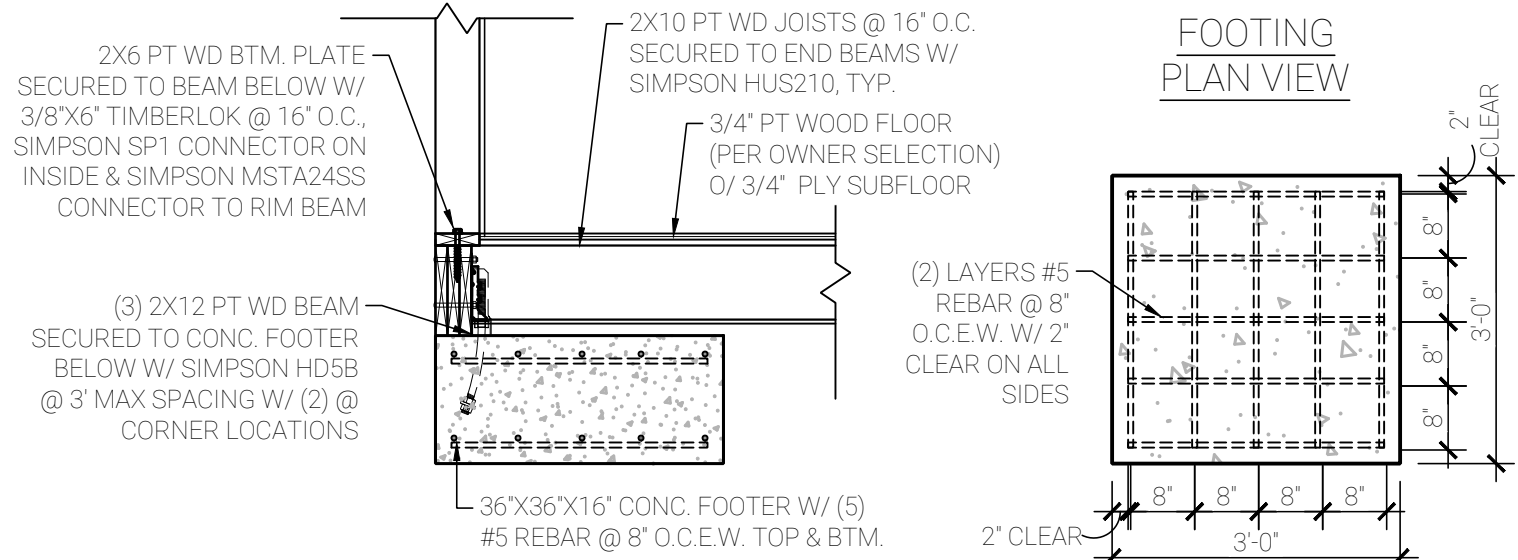
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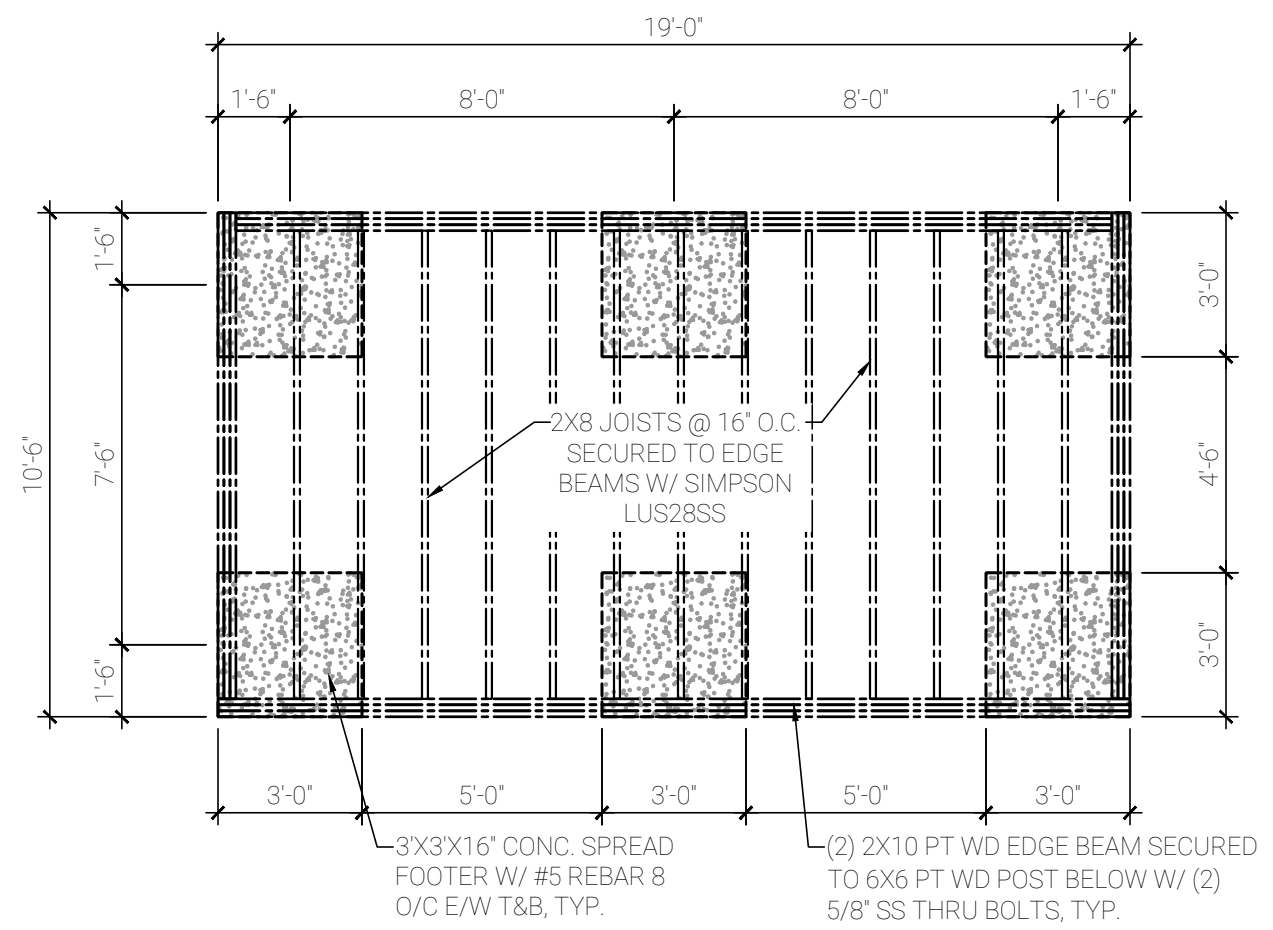
1 REV. #1 DATE: 3.04.2022



**GABLE SECTION DETAIL**  
SCALE: 3/8"=1'-0"



**SECTION DETAIL**  
SCALE: 1/2"=1'-0"



**FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"

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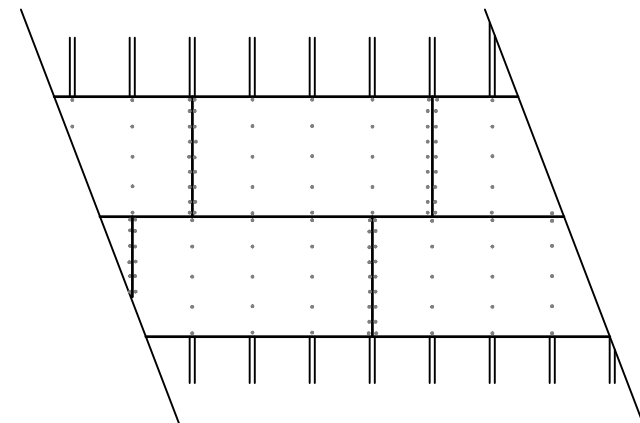
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## ROOF CONSTRUCTION NOTES:

1. PROVIDE ATTIC VENTS AS SPECIFIED IN WALL SECTIONS.
2. TIE ROOF TRUSSES TO INTERIOR PARTITIONS WITH METAL CLIPS, TIES OR STRAPS AS SPECIFIED IN STRAPPING SCHEDULE.
3. PROVIDE ALL REQUIRED TRUSS BRACING AS SPECIFIED ON ENGINEERED TRUSS PLAN.
4. PRE-FAB, PRE-ENGINEERED ROOF TRUSSES ARE TO BE SPACED @ 2'-0", O.C..
5. SBCCI APPROVED ANCHORS CAPABLE OF MEETING UPLIFT REQUIREMENTS AS PROVIDED BY THE TRUSS MANUFACTURER AT EACH TRUSS TO PROVIDE A CONTINUOUS TRANSFER OF UPLIFT LOADS FROM TRUSS TO FOUNDATION.
6. TRUSS MANUFACTURER TO SUBMIT PROFILES & PLANS, PRIOR TO FABRICATION, TO THE CONTRACTOR FOR APPROVAL.
7. ROOF PLAN FOR DESIGN PURPOSES ONLY.
8. ALL CONNECTORS IN CONTACT WITH PT. WOOD SHALL BE Z-MAX COATED OR EQUAL.
9. ALL TRUSSES TO TOP PLATE CONNECTIONS: SIMPSON (H10-A) UP TO 1810 # UNLESS OTHERWISE NOTED.
10. ALTERNATE FASTENERS MAY BE USED PROVIDED THEY MEET UPLIFT AND LOAD REQUIREMENTS AND ARE NO LESS THAN THE VALUES LISTED ABOVE FOR UPLIFTS.
11. ATTACH ALL STRAPS WITH GALVANIZED NAILS OF SIZE AND QUANTITY SPECIFIED BY STRAP MANUFACTURER.
12. ALL HURRICANE RESISTANT TIE DOWNS STRAPPING AND ANCHORS SHALL HAVE A CONTINUOUS PATH FROM THE ROOF TO FOUNDATIONS. ALL STRAPPING AND ANCHORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS.
13. ROOF TRUSSES SHALL BE HANDLED, STORED, ERECTED, TEMPORARILY BRACED & PERMANENTLY BRACED PER "BCS11-03" GUIDE TO GOOD PRACTICES FOR HANDLING, INSTALLING & BRACING METAL PLATE CONNECTED WOOD TRUSSES.
14. ADD SEALANT AT SEAMS FOR 5V CRIMP OR STANDING SEAM ROOF UNDER 3:12 PITCH.
15. INSTALL SHEATHING WITH 1/8" GAP AT ALL EDGES.



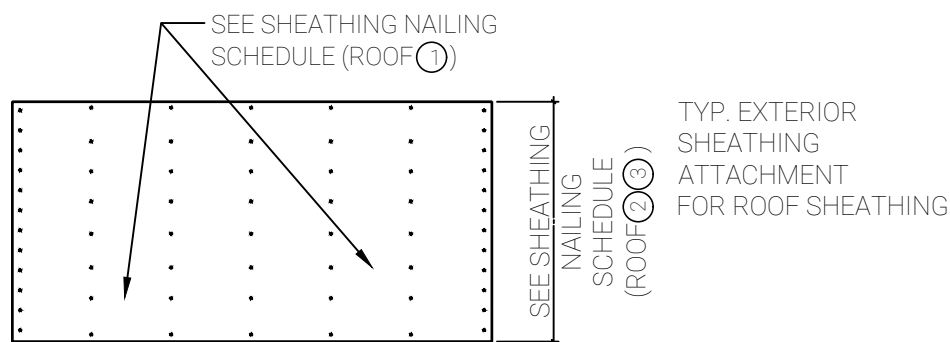
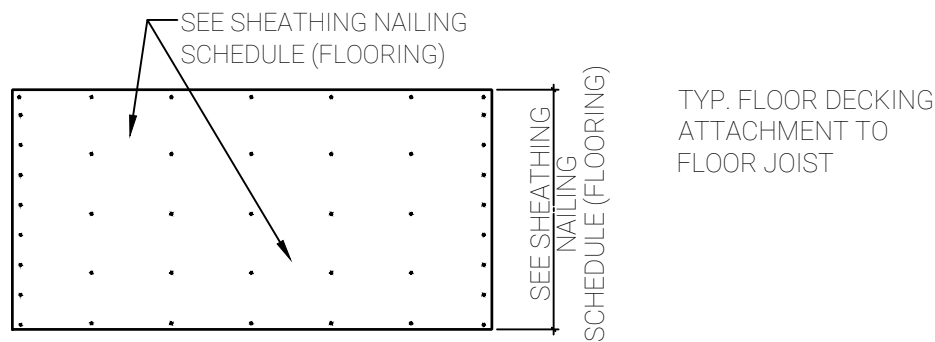
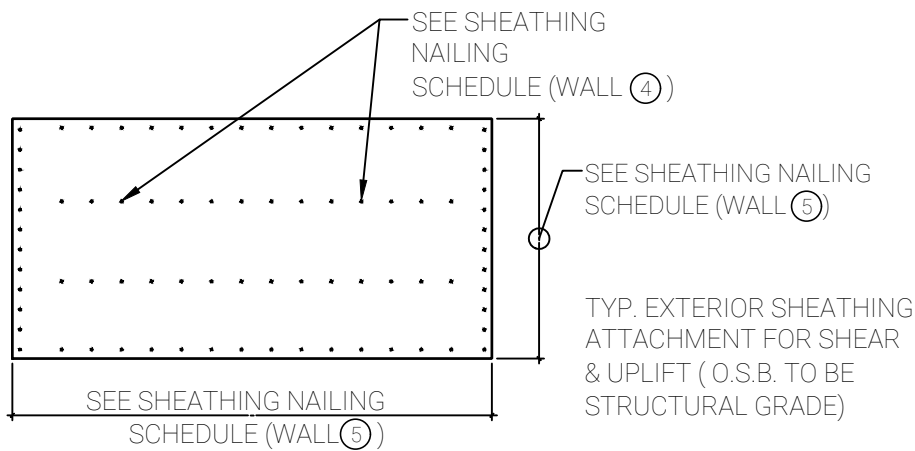
## ROOF & WALL NAILING REQUIREMENTS

SCALE: NOT APPLICABLE

## SHEATHING NAILING SCHEDULE

(WALLS AND ROOF)

NAIL SIZE	NAIL SPACING	ZONE
10d RING SHANK	4" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	ROOF (3)
10d RING SHANK	4" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	ROOF (1) (2)
10d RING SHANK	4" @ EDGES, 8" @ INTERMEDIATE SUPPORTS	WALL (5)
10d RING SHANK	6" @ EDGES, 12" @ INTERMEDIATE SUPPORTS	WALL (4)
#10 SCREWS	6" @ EDGES, 12" @ INTERMEDIATE SUPPORTS	FLOORING



## TYP. NAILING DETAIL

SCALE: NOT APPLICABLE

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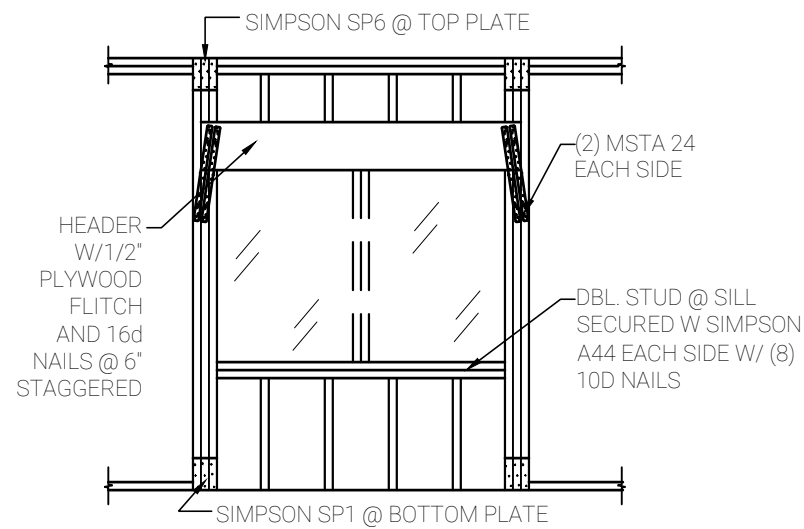
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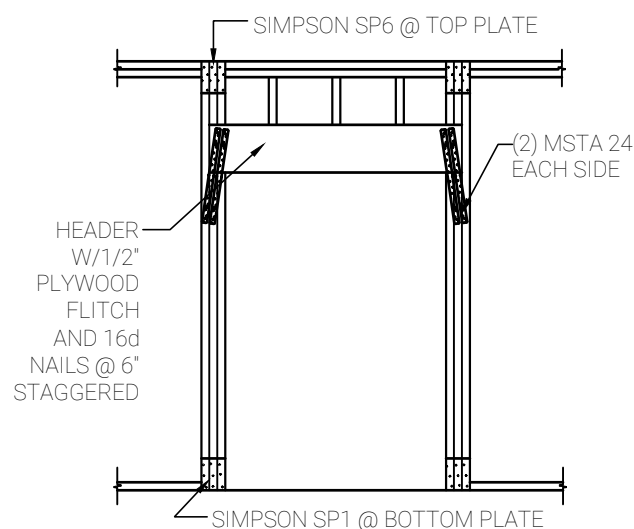
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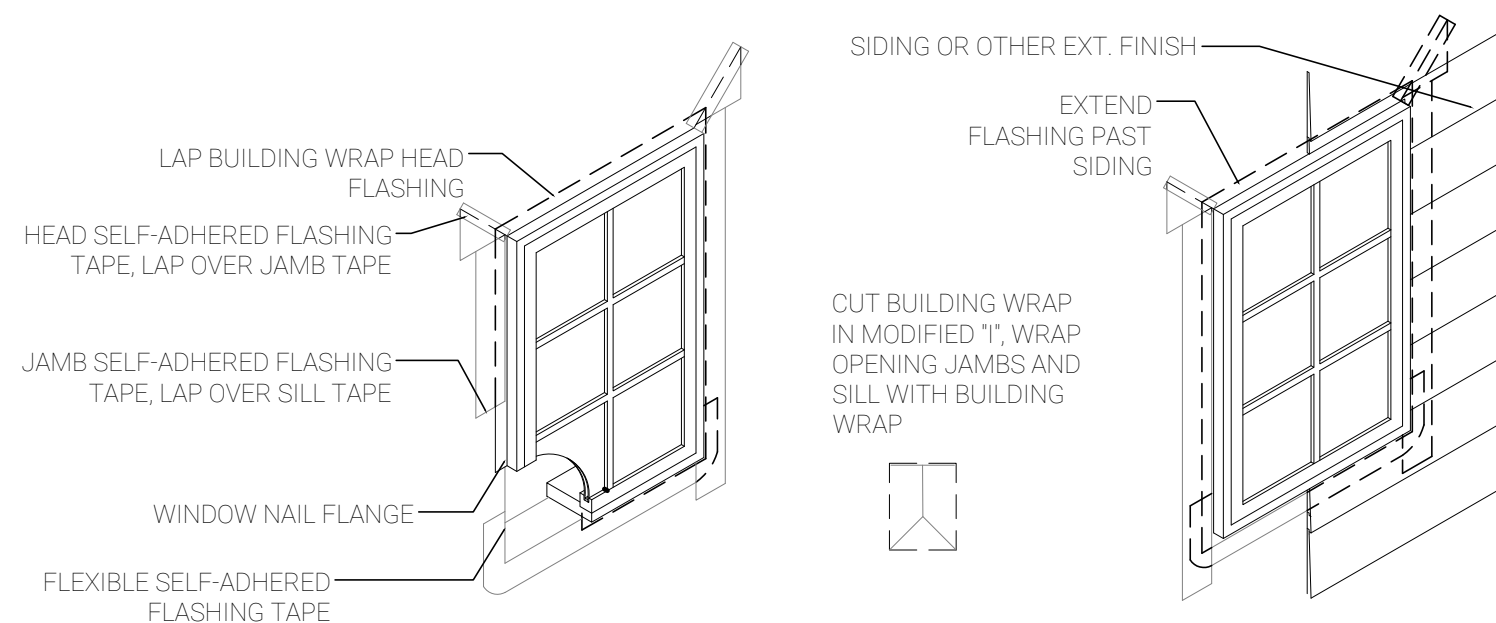


WINDOW



DOOR

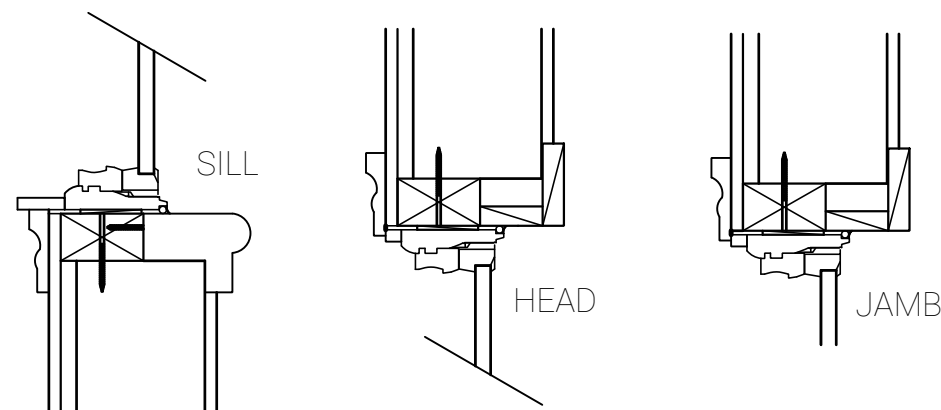
WINDOW/DOOR FRAMING DETAILS



BUILDING WRAP

SIDING

WINDOW BLDG. WRAP/FLASHING DETAILS



TYPICAL WINDOW DETAIL

SCALE: N.T.S.

HEADER SCHEDULE		
	2 X STUD CONT. TO TOP PLATE	
	16d SPIKES @ 12" O.C. STAGGERED	
	HEADER- CONT. ( GLUED & NAILED WHEN USING PLYWOOD FLITCH )	
	(2) 2 X STUDS UNDER HEADER W/ OPENINGS LARGER THAN 5'-0"	
OPENING WIDTH	BEARING WAL OR SHEAR WALL	NONBEARING WALLS
0'-0" TO 3'-0"	(2) - 2 X 6's	(2) - 2 X 4's
3'-1" TO 5'-0"	(2) - 2 X 10's	(2) - 2 X 6's
5'-1" TO 7'-0"	(2) - 2 X 12's	(2) - 2 X 8's
7'-1" TO 9'-0"	(2) - 2 X 12's W/ 1/2" PLYWOOD FLITCH	(2) - 2 X 12's

HEADER NOTES:

- USE HEADER SIZES ABOVE UNLESS OTHERWISE NOTED ON FRAMING PLAN
- PRIMARY FRAMING (BEAMS,GIRDERS, ETC.) WERE SIZED USING 1800 "Fb" EXTREME FIBER IN BENDING (SINGLE) 90 "Fv" HORIZONTAL SHEAR 1.6E "E" MODULES OF ELASTICITY
- JOISTS, RAFTERS, LINTELS, ETC. WHERE SIZED USING 1200 "Fb" EXTREME FIBER IN BENDING (SINGLE) 90 "Fv" HORIZONTAL SHEAR 1.6E "E" MODULES OF ELASTICITY

(1) PREPARATION OF WINDOW OPENING

- LINE THE OPENING WITH VAPOR BARRIER
- INSTALL PRESSURE TREATED WOOD BUCK TO PERIMETER OF OPENING USING NEW 3/16" X 3-1/2" OR EQUAL PROVIDING 500LBS, SHEAR STRENGTH 16" ON CENTER (4" AT EDGES)
- APPLY A CONTINUOUS BEAD OF CAULKING TO SEAL WOOD BUCK TO FRAME
- OPENING-ENSURE THAT A CLEARANCE OF 1/4" PER SIDE IS LEFT FOR SHIMMING

(2) INSTALLATION OF WINDOW

- REFER TO INSTALLATION INSTRUCTIONS FOR THE SPECIFIC PRODUCT BEING INSTALLED
- SET WINDOW IN OPENING, SHIMMING, LEVELING, AND SQUARING TO ENSURE PROPER OPERATION
- INSTALL #9 1-1/4" PAN HEAD WOOD SCREWS THRU ALL PREDRILLED HOLES IN THE INSTALLATION FIN TO SECURE UNIT (8" ON CENTER)
- ENSURE THAT THE INSTALLATION FIN IS SEALED TO THE WOOD BUCK WITH A CONTINUOUS BEAD OF CAULKING
- FILL VOID BETWEEN WINDOW AND WOOD BUCK WITH INSULATION BEING CAREFUL NOT TO BOW WINDOW FRAME

(3) APPLICATION OF CAULKING

- INSERT STYROFOAM BACKER ROD INTO THE OPENING BETWEEN WINDOW FRAME AND "J" MOULD
- APPLY A CONTINUOUS BEAD OF URATHAENE SEALANT, REFER TO SEALANT MANUFACTURERS RECOMMENDATIONS FOR SURFACE PREPARATION AND APPLICATION

(4) INSTALLATION LIMITATIONS

- WINDOW INSTALLATION TO MEET THE REQUIREMENTS OF THE WIND LOADS OF THE FLORIDA BUILDING CODE IN EFFECT AT THE TIME OF CONSTRUCTION

CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION:  
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NOVEMBER 12, 2021

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SHEET #  
S-3

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., June 28, 2022**. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser: [http://keywestcity.granicus.com/MediaPlayer.php?publish\\_id=1&embed=1](http://keywestcity.granicus.com/MediaPlayer.php?publish_id=1&embed=1)

The purpose of the hearing will be to consider a request for:

## **RECONSTRUCTION OF ONE-STORY ACCESSORY STRUCTURE.** **DEMOLITION OF DILAPIDATED ACCESSORY STRUCTURE.**

**#205 Julia Street**

**Applicant – Karen Goddard    Application #H2022-0023**

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

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

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

# 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 00026860-000000  
 Account# 1027651  
 Property ID 1027651  
 Millage Group 11KW  
 Location 205 JULIA ST, KEY WEST  
 Address  
 Legal KW PB1-25-40 LOT 9 SQR 7 TR 10 G5-21 OR726-97 OR726-555/58 OR728-128  
 Description OR1872-525 OR2570-1397/98 OR2628-2426/27 OR2873-1674/75 OR3017-1117 OR3045-2191  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6021  
 Property MULTI-FAMILY TRIPLEX (0803)  
 Class  
 Subdivision Tracts 10 and 15  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

GODDARD KAREN  
 205 Julia St  
 Key West FL 33040

**Valuation**

	2021	2020	2019	2018
+ Market Improvement Value	\$138,553	\$134,387	\$167,017	\$183,785
+ Market Misc Value	\$1,525	\$1,525	\$1,525	\$1,529
+ Market Land Value	\$430,647	\$418,074	\$422,789	\$417,437
= Just Market Value	\$570,725	\$553,986	\$591,331	\$602,751
= Total Assessed Value	\$570,725	\$553,986	\$591,331	\$602,751
- School Exempt Value	(\$25,000)	\$0	\$0	\$0
= School Taxable Value	\$545,725	\$553,986	\$591,331	\$602,751

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (0800)	3,979.00	Square Foot	50	79.6

**Buildings**

Building ID 2095  
 Style 1 STORY ELEV FOUNDATION  
 Building Type S.FR. - R1/ R1  
 Gross Sq Ft 1550  
 Finished Sq Ft 1264  
 Stories 1 Floor  
 Condition AVERAGE  
 Perimeter 176  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 8  
 Interior Walls WALL BD/WD WAL  
 Exterior Walls ABOVE AVERAGE WOOD  
 Year Built 1923  
 Effective Year Built 2012  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type SFT/HD WD  
 Heating Type FCD/AIR DUCTED  
 Bedrooms 3  
 Full Bathrooms 1  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,264	1,264	200
OPU	OP PR UNFIN LL	16	0	16
OPF	OP PRCH FIN LL	70	0	38
SBF	UTIL FIN BLK	200	0	60
TOTAL		1,550	1,264	314

<b>Building ID</b>	2097	<b>Exterior Walls</b>	B & B
<b>Style</b>	1 STORY ELEV FOUNDATION	<b>Year Built</b>	1945
<b>Building Type</b>	M.F. - R2 / R2	<b>EffectiveYearBuilt</b>	2002
<b>Gross Sq Ft</b>	364	<b>Foundation</b>	WD CONC PADS
<b>Finished Sq Ft</b>	300	<b>Roof Type</b>	FLAT OR SHED
<b>Stories</b>	1 Floor	<b>Roof Coverage</b>	METAL
<b>Condition</b>	AVERAGE	<b>Flooring Type</b>	SFT/HD WD
<b>Perimeter</b>	80	<b>Heating Type</b>	NONE with 0% NONE
<b>Functional Obs</b>	0	<b>Bedrooms</b>	2
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	2
<b>Depreciation %</b>	27	<b>Half Bathrooms</b>	0
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Grade</b>	400
		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	300	300	80
OPU	OP PR UNFIN LL	46	0	48
OPF	OP PRCH FIN LL	18	0	24
<b>TOTAL</b>		<b>364</b>	<b>300</b>	<b>152</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	200 SF	1
FENCES	1996	1997	1	72 SF	2
LC UTIL BLDG	1998	1999	1	48 SF	1
FENCES	2001	2002	1	156 SF	2
WALL AIR COND	2001	2002	1	4 UT	1

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/20/2020	\$595,000	Warranty Deed	2282905	3045	2191	12 - Unqualified	Improved
3/12/2020	\$317,000	Certificate of Title	2262707	3017	1117	12 - Unqualified	Improved
9/30/2017	\$0	Warranty Deed	2138815	2873	1674	30 - Unqualified	Improved
4/10/2013	\$100	Warranty Deed		2628	2426	11 - Unqualified	Improved
5/13/2012	\$100	Warranty Deed		2570	1397	11 - Unqualified	Improved
3/12/2003	\$96,500	Quit Claim Deed		1872	0525	P - Unqualified	Improved

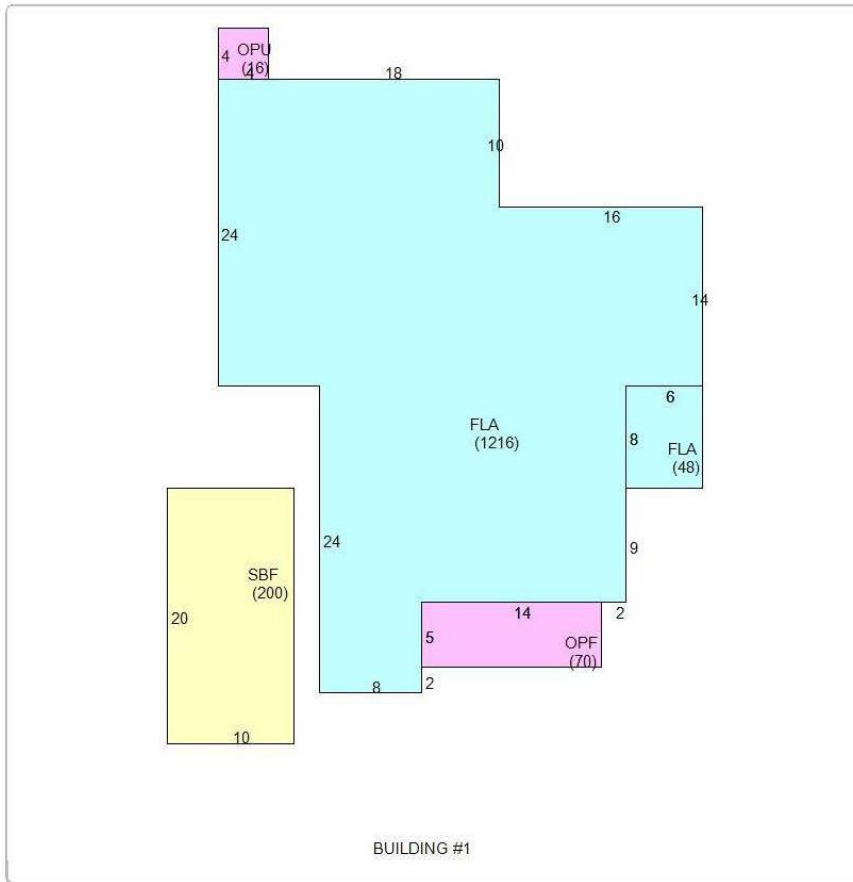
**Permits**

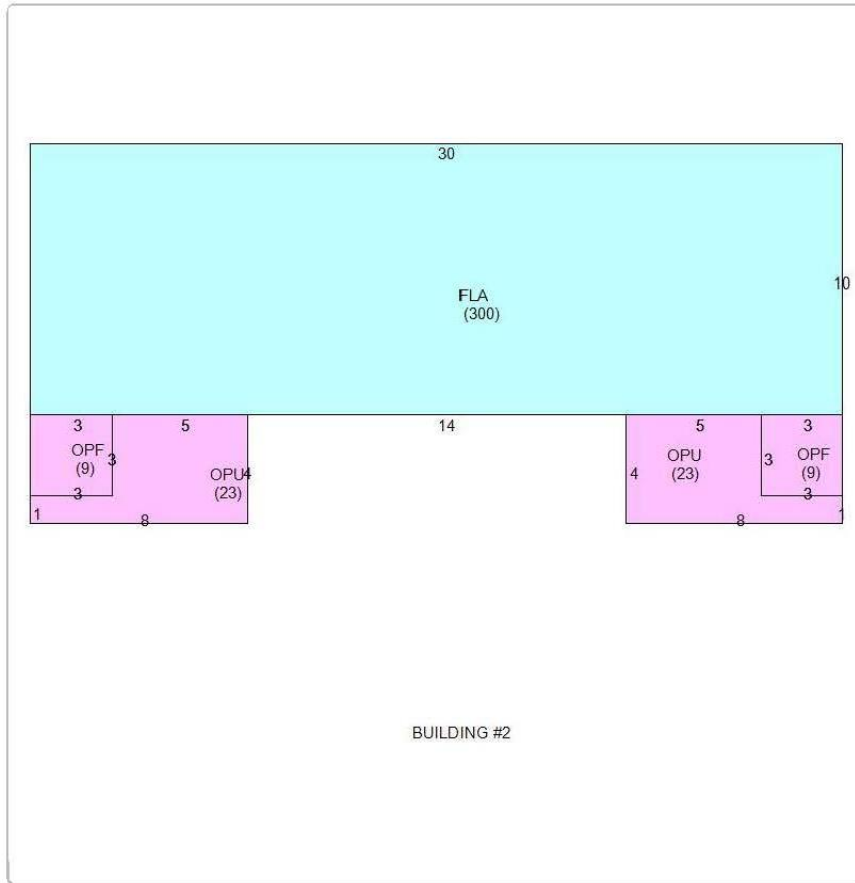
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
21-3498	1/14/2022		\$0	Residential	Siding to match the replaced siding in material, profile and dimensions. Match color of exiting house, yellow.
22-0061	1/14/2022		\$0	Residential	rebuilding entire structure except roof, new foundation, floor framing, wall framing, exterior finishes board and batten siding and widow and doors HARC required NOC required
21-2690	12/1/2021	1/12/2022	\$33,300	Residential	Main house: Repairing one section of foundation and new floor framing Revision#1 Adding three more spread footers and changing the layout of spread footers and framing Awaiting change in valuation
21-2260	9/22/2021	11/16/2021	\$0	Residential	Replace V-crimp and asphalt with 5 V-Crimp also 1 square
20-3429	9/2/2021	1/12/2022	\$8,500	Residential	Replace asphalt shingles with asphalt shingles.
21-0356	9/2/2021	11/16/2021	\$0	Residential	removal of small addition to outbuilding, which collapsed This is the condition that I found upon purchase in 2020
21-1214	9/2/2021	1/12/2022	\$2,000	Residential	wooden shutters to all windows I will hire a contractor to install the shutters.
21-2312	9/2/2021	1/12/2022	\$0	Residential	Installation of One (1) Cooper & Hunter 36K BTU Ductless Tri-Zone Model
07-2153	5/7/2007	7/12/2007	\$2,100	Residential	REPLACE PLACE 3-TON A/C
06-2542	4/24/2006	8/15/2006	\$7,200	Residential	INSTALL CENTRAL A/C, 5 TON
04-3817	12/17/2004	11/9/2005	\$1,700	Residential	REPLACE TUB WITH SHOWER STALL
01-3996	12/21/2001	9/9/2002	\$3,000	Residential	RENOVATION
01-3979	12/17/2001	9/9/2002	\$3,460	Residential	ROOFING
98-0804	3/13/1998	8/11/1999	\$2,000	Residential	REPAIRS TO SIDING

**View Tax Info**

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

**2021 Notices Only**

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