

Staff Report

- 10 Construction of an accessory structure depicting the historic kitchen that was once part of the Geiger home-**#205 Whitehead Street- RJ Heisenbottle Architects/ Robert Tischengel (H11-01-1218)**

The Audubon house, also known as the John H. Geiger house is a magnificent example of a frame vernacular structure. The two and a half story house was built in 1846 and is located on a corner lot. The proposed design consists of one ancillary structure that will be built on the back of the lot and will not be visible from the streets. The new structure is intended only for exhibit.

The proposed kitchen will be rectangular in footprint and will measure approximately 14'-2" depth by 17'-1" wide and will be 14'-3" height from ground to ridge. A brick chimney is proposed on the south façade. The building will be built with cypress wood, including floors and siding and will have wood shake shingle roof. The building will have solid wood shutters used as windows and wood doors. The new ancillary structure will be elevated, in order to meet FEMA requirements. A ramp is also provided for handicap access.

In the 1912, 1926 and 1948 Sanborn maps a structure, shown as a kitchen, can be observed on the back of the main house. According to the maps the structure was a one story wood frame with a front porch and its main entrance faced north. In the 1962 Sanborn map the structure is not recorded. The proposed location of the new structure will be close to where the old kitchen used to be.

Guidelines to be reviewed for this request;

Outbuildings (pages 40-41);

- (1) *Accessory structures shall be compatible with the principal structure on the lot in materials, detailing, color, style, design, height, scale and massing.*
- (2) *No accessory structure may be built in the front yard of a structure in the historic district.*
- (3) *Accessory structures should not exceed the height of the principal building on the site*
- (9) *Construction of new outbuildings must comply with all criteria for new construction in the Historic District.*

Staff also understands that the guidelines for Additions and Alterations and New Construction (pages 36-38a) are applicable for the review of the plans. Under page 38 of the Historic Architectural Guidelines, new construction criteria can be found:

1. **Siting** – *New construction must conform to all current city easement, setback and building requirements. No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than the distance of pre-existing historic structures. Areas reserved for parks or open space must be retained.*

According to the submitted plans the proposed design will conform to actual setbacks for this particular historic zone district HRO;

Front yard- 5 ft
Street side- 5 ft
Side- 5 ft
Rear- 10 ft
Maximum height- 35 ft

The structure will be located on the back yard and will be ten feet from the back property lines.

2. **Elevation of finished floor above grade** - *Applications for buildings with the first finished floor above the minimum height necessary to comply with federal flood regulations will not be approved unless the applicant demonstrates that such elevation does not interfere with the essential form and integrity of properties in the neighborhood. In situations wherein parking is proposed below the first finished floor, HARC shall consider how visible the parking is from the public right-of-way; whether the parking area is enclosed or otherwise concealed by walls, lowers, lattice, landscaping or other features; and whether fill and/or berms are used to minimize the gap between the first finished floor and the crown of the nearest road.*

This will not be the case.

3. **Height** – *must not exceed two and a half stories. There must be a sympathetic relationship of height between new buildings and existing adjacent structures of the neighborhood. New buildings must be compatible with historic floor elevations. The height of all new construction shall be based upon the height of existing structures within the vicinity.*

The proposed new structure will be one story.

4. **Proportion, scale and mass** – *massing, scale and proportion shall be similar to that of existing historical buildings in the historical zone. No new construction shall be enlarged so that its proportions are out of scale with its surroundings. No new construction shall be more than two and a half stories. No structure shall outsize the majority of structures in the streetscape or historic zone.*

It is staff's belief that the proposed structure's mass, scale and proportions will be compatible to the surrounding historic buildings. The proposed structure will not obscure or outsize any building within the urban fabric.

5. **Compatibility** – *Design must be compatible with Key West architectural characteristics in the historical zones. All new construction must be in keeping with the historic character in terms of size, scale, design, materials, color and texture.*

The proposed design incorporates traditional forms, textures and configurations found in a historic frame vernacular building.

6. **Building Detail** – *All new buildings shall incorporate a level of detail that assures compatibility with the surrounding historic context. New construction shall not precisely mimic the details of historic buildings but should have features that are compatible with the lines of historic architecture.*

The new proposed design incorporates similar elements found in the historic district.

7. **Relationship of materials** – *Materials used on new construction shall be of similar color, dimension, texture, and appearance as historic fabrics. The predominant exterior finish in historic zones is wood weatherboard, clapboard, drop siding, or board and batten. Exceptions for the use of composite materials may be permissible. Roofing is primarily sheet metal or metal shingles. New construction shall establish a relationship with existing historic structures by utilizing similar finishes and metals.*

The proposed new structure will incorporate traditional building materials.

It is staff's belief that the design is consistent with many of the guidelines.

Application



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

APPLICATION # H11-01-1218

OWNER'S NAME:	Mitchell Wolfson Family Foundation Louis Wolfson III, President	DATE:	9/12/2011
OWNER'S ADDRESS:	9400 S. Dadeland Boulevard, Suite 100 Miami, FL 33156	PHONE #:	305-854-1440
APPLICANT'S NAME:	Richard J. Heisenbottle, FAIA, President R.J. Heisenbottle Architects, P.A.	PHONE #:	305-446-7799
APPLICANT'S ADDRESS:	2199 Ponce de Leon Boulevard, Suite 400 Coral Gables, FL 33134		
ADDRESS OF CONSTRUCTION:	205 Whitehead Street Key West, Florida	# OF UNITS	1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Construction of an accessory structure depicting the historic kitchen that was once part of the Geiger Home. The design will be based on a c. 1960 photograph of the original kitchen and on photo documentation of similar kitchens in 19th century Key West. The location will be in very close proximity to the original location shown on Sanborn Insurance maps dated 1912 and 1926. Construction will be wood frame, built to conform to flood plane criteria requirements and will be have a ramp for ADA accessibility.

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

NOT RECORDED
SEP 14 2011

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: September 14, 2011

Applicant's Signature: Robert Lischke

Required Submittals

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

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

Audubon house / John H. Gerger house. contributing structure
built in 1846.

Guidelines for outbuildings (pages 40-41)

Guidelines for new construction (pages 36-38a)

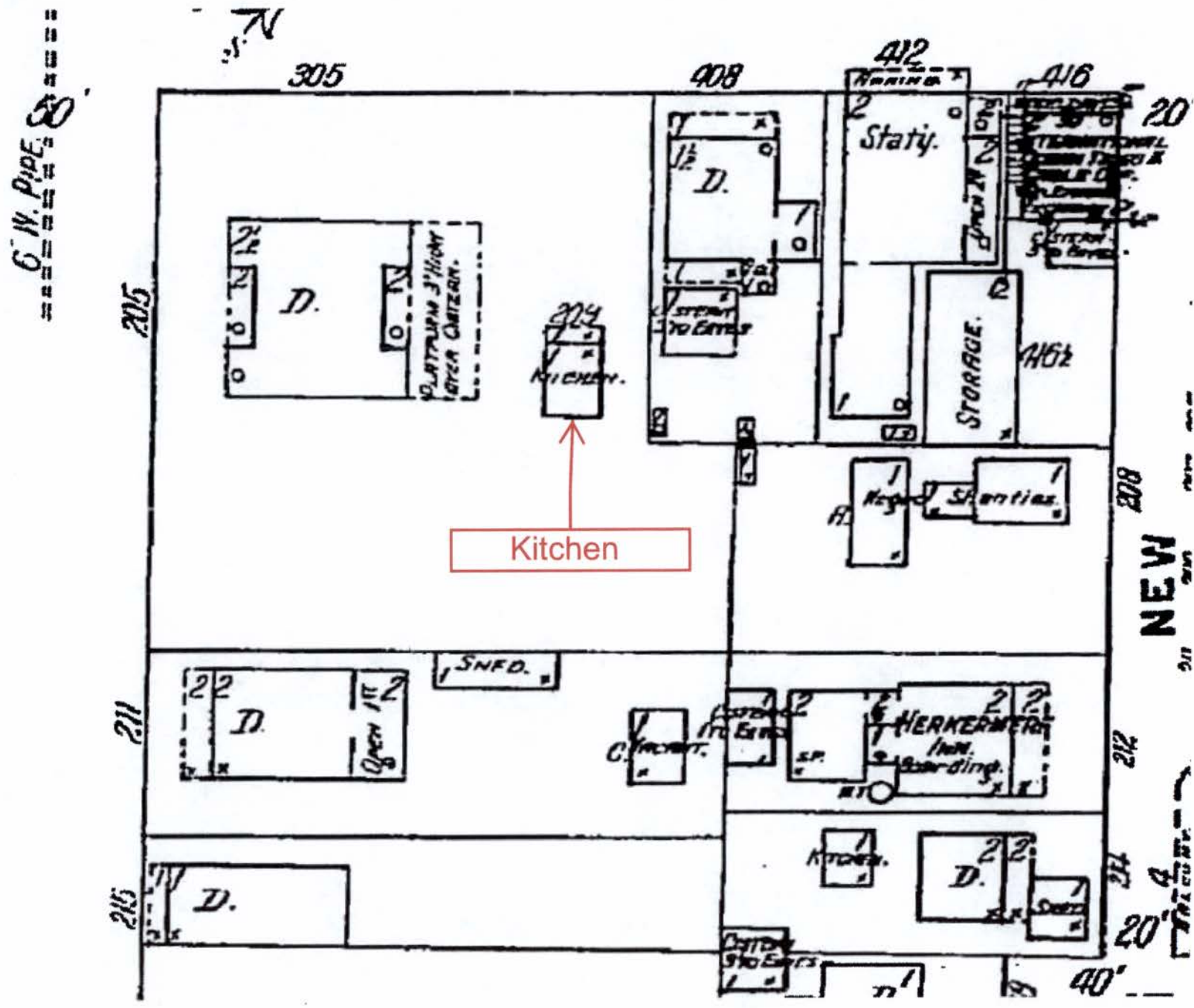
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

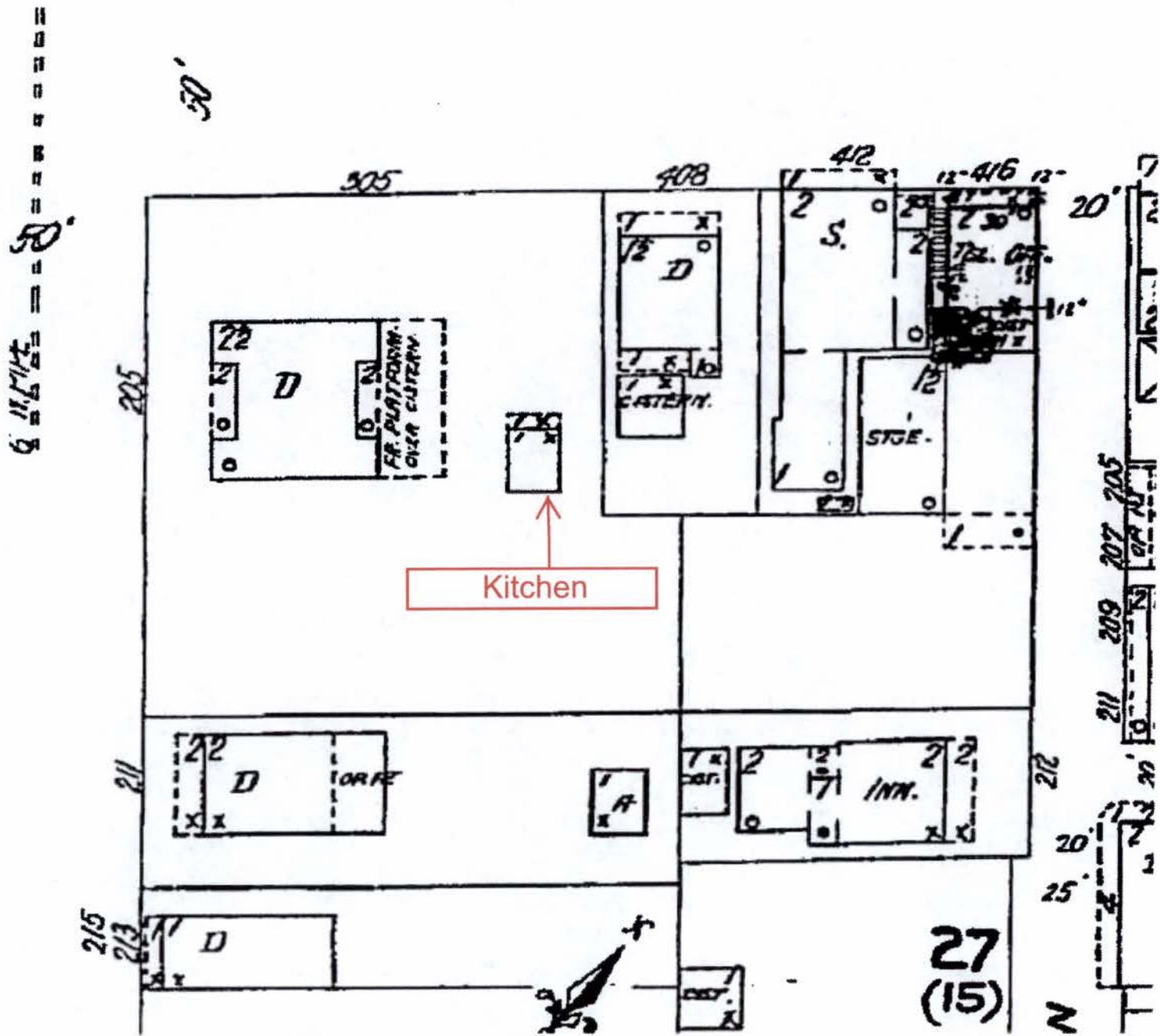
Signature: _____

Historic Architectural
Review Commission

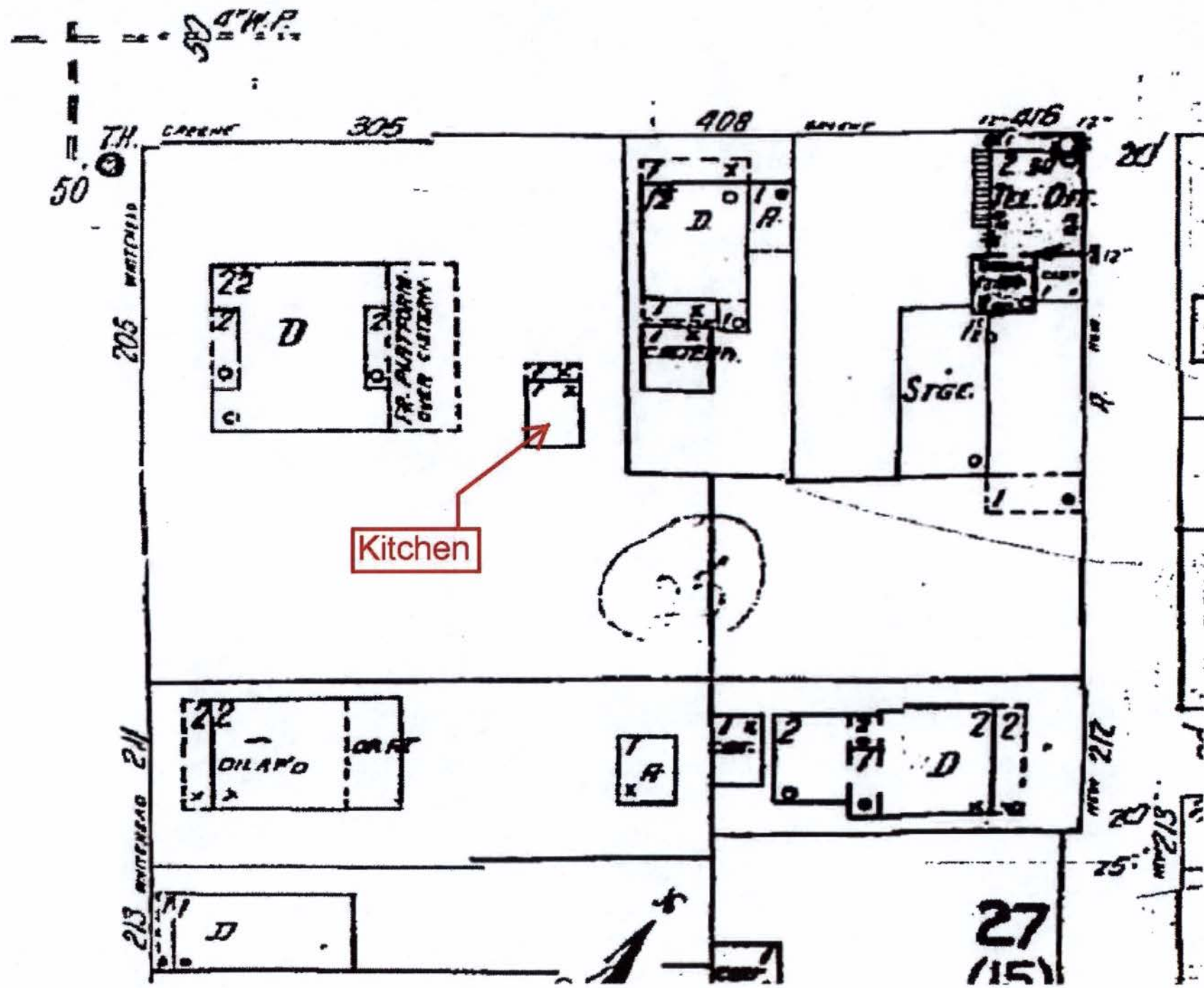
Sanborn Maps



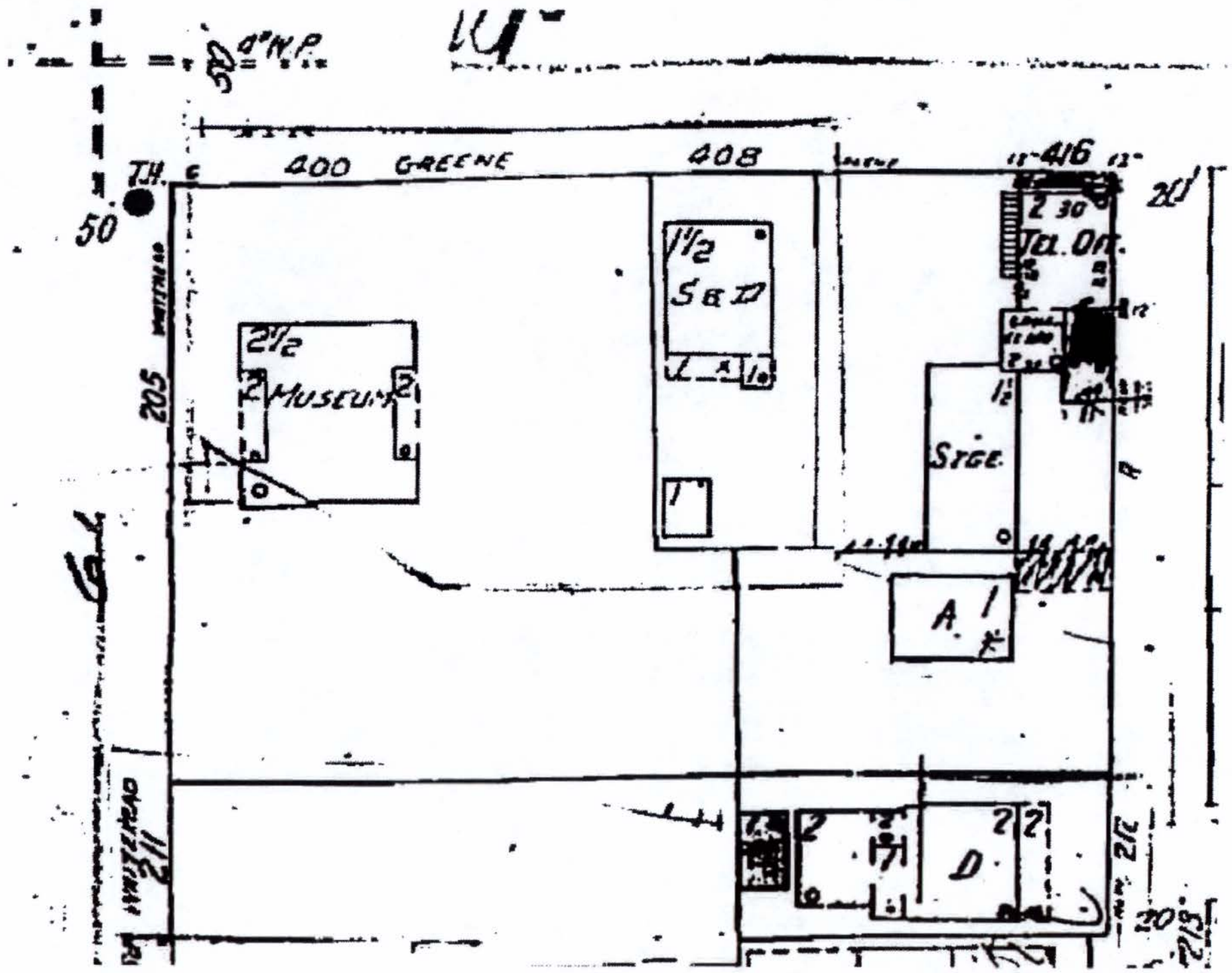
#205 Whitehead Street Sanborn map copy 1912



#205 Whitehead Street Sanborn map copy 1926



#205 Whitehead Street Sanborn map 1948

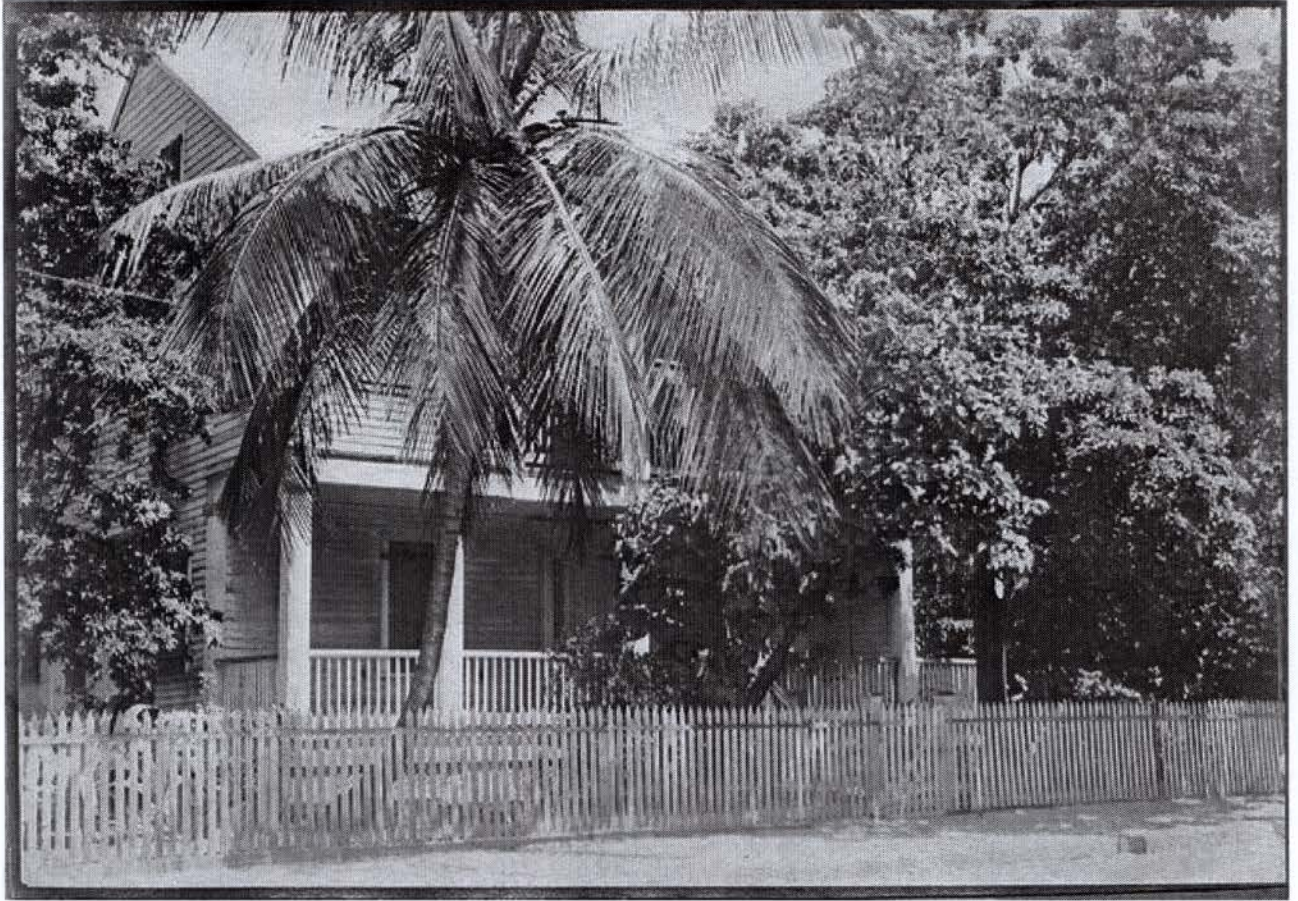


#205 Whitehead Street Sanborn map copy 1962

Project Photos



Photo taken by Property Appraiser's office c1965; 205 Whitehead St.; built 1846; The Audubon House; Monroe County Library



The Heritage House Collection, donated by the Campbell, Poirier and Pound families; Audubon House at 205 Whitehead Street in the 1930s. From a collection of photographs taken or collected during the 1930s by the WPA workers in Key West. Monroe County Library.

**Photos
Submitted by Applicant**















Photographic Documentation of the Kitchen Structure

**There is concrete evidence,
both through Sanborn Maps
and photographic
documentation of the
existence, location and
appearance of the kitchen
structure on the grounds of
the Audubon House.**

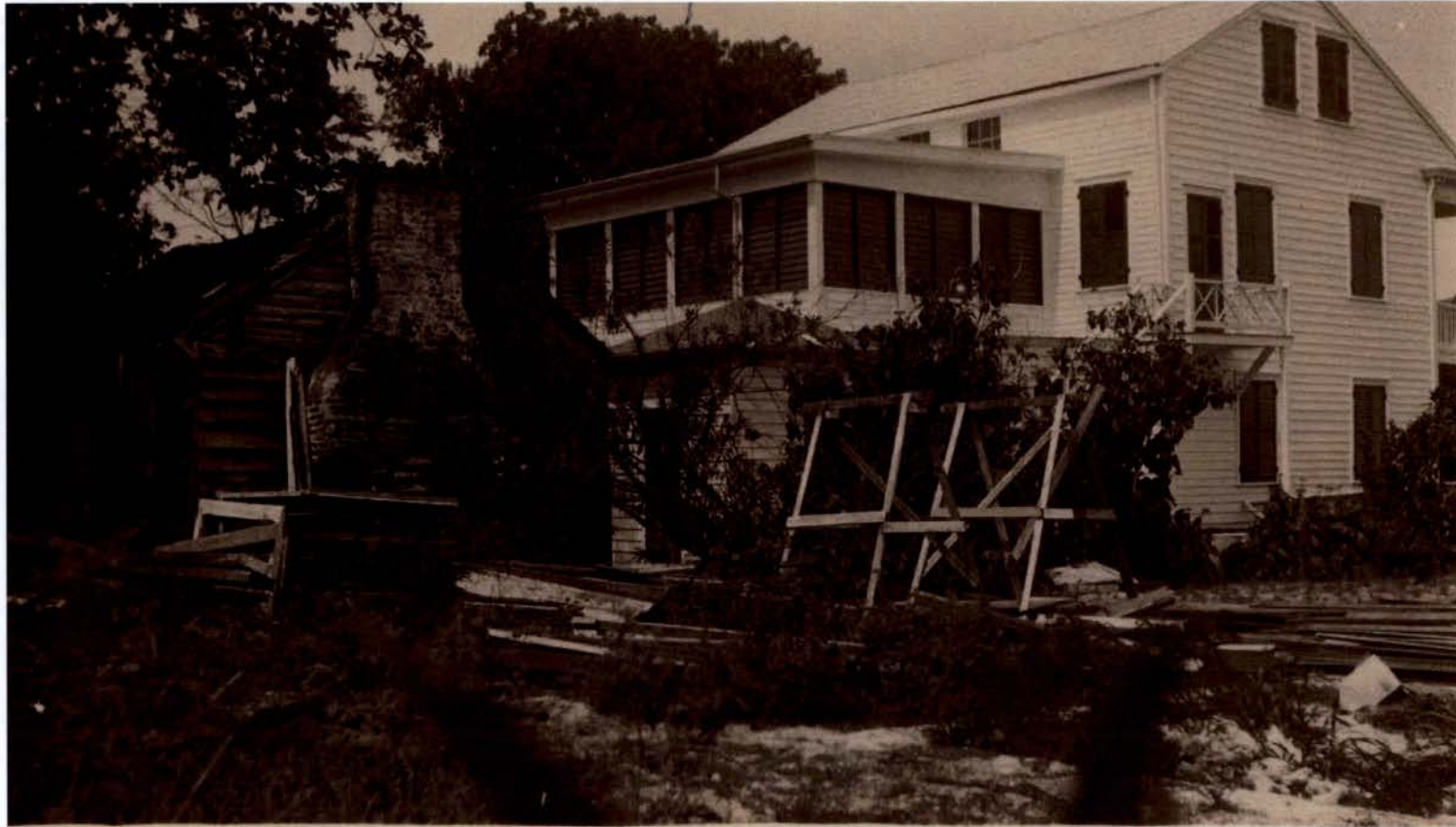
Photo of the Audubon House Kitchen circa 1950s

Photographic Documentation of the Kitchen Structure



This historic photograph shows the 19th century kitchen structure of the Heritage House in Key West

Photographic Documentation of the Kitchen Structure



Rear View of the Heritage House and Kitchen in Key West

Miscellaneous Information

PROJECT OBJECTIVES:

The Historic House Museum located at 205 Whitehead Street in Key West, has been owned and operated by The Mitchell Wolfson Family Foundation since 1958. The house originally known simply as the Geiger family home is now *The Audubon House and Tropical Gardens*, and was added to the National Register of Historic Places in 1971. The vision of the Foundation is to represent the period of 1830-1860 in Key West and American history and give visitors a sense and understanding of what life was like within this home, this property and the larger community. The Foundation seeks to construct an accessory structure that would bear similarities to kitchens known to have been on the Geiger property and throughout Key West. It is not intended to be a replica or a re-creation of any particular kitchen, but rather an exhibition space in style of Key West 19th century kitchens. Its use would be that of education, and would highlight subjects such as meal preparation, social traditions, diet, heating sources, hunting etc. It will also allow us a curatorial space to discuss the evolution of the kitchen since the establishment of the settlement to the addition of electricity and indoor plumbing.

It is felt that this exhibit is crucial to the complete understanding of the property; incorporating results of archaeological digs at this location as well as research into social customs and diet. During the use of the House as the Geiger home for 114 years, no kitchen was ever installed inside the dwelling; nor were electricity or indoor plumbing for that matter. In fact, to date there has never been a kitchen inside the home. Geiger family meals were always prepared outside and served in the dining room.

Katia Dabdoub Hechema

205 Whitehead Street, Key West, Florida

When John Huling Geiger bought the current property in 1844 he did so, "together with all the buildings and appurtances thereunto belonging saving and excepting a one story dwelling house therein."ⁱ In 1844, Geiger and his family were known to have been living on a property on Front Street, referred to as Lot No.4 and square No. 3 . His purchase of the Whitehead Street property was with the intent to construct a fine home for his large family and one that represented his wealth and position within the society. Shortly after the purchase in 1846, Key West was struck by a virulent hurricane which is said to have demolished most of the buildings on the island. It was not until after this storm that Geiger set about building the current structure and it can be assumed the appropriate outbuildings to go with it.ⁱⁱ An examination of Key West tax rolls shows a declaration by Geiger in 1849 that his property is now worth \$9000 from a \$4500 the year before; accounting for this increase in worth is the completion of his new home on Whitehead Streetⁱⁱⁱ. Our evidence of the existence of at least one of the original kitchens on the property stems from a photograph of it remnants taken c.1960 just prior to its demolition. It is believed that the current house at 205 Whitehead Street, was constructed during the period c.1846-1849 and it is reasonable to believe that a kitchen would have been added at that time as well. It is not until the 1912 Sanborn map that we afforded a look at that kitchen. Previous Sandborn maps did not identify kitchens as frequently as later maps.



Figure 1 c.1865 Photograph of Geiger Home.

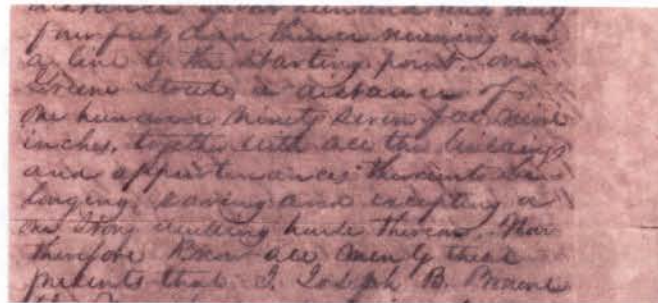


Figure 2 close up of 1844 deed of purchase. Audubon House Collection



Figures 3,4 and 5 c.1960 photograph of Geiger Kitchen and architectural renderings of proposed structure

ARCHAEOLOGICAL RESULTS RELATED TO ORIGINAL KITCHEN ON PROPERTY

Our application includes a report from The University of Miami regarding the GPR and archaeological digs on the Whitehead Street site conducted in 2003, 2004 and 2005. Results included nails, brick, bottles, ironstone pottery, English blue and white porcelain, oyster shells, deer bones, spoons etc.





Figures 6-16 photographs of some of the artifacts unearthed at 205 Whitehead Street.

KITCHEN CONSTRUCTION AND USE IN KEY WEST

The Geiger kitchen was not unique, its style and placement were similar to other recorded kitchens on the island. Contemporary journals, diaries and newspaper clippings help us to garner critical snippets as to what the construction, use, and placement of these kitchens were. One such diary is held at the Monroe County Public Library and is a transcription of Florida Reference Microfilm, New York-Historical Society.

In January 1843 when Henry Patterson, cousin of Alexander Patterson a commission agent arrived in Key West, he described the *"buildings bring mostly of wood, and low, with its streets rough and ill conditioned..."* He set about meeting the locals and helping to construct a kitchen with relatives. His diary and comments about this are very useful for our efforts.



1. Watchtower Point. 2. Light-house. 3. Old Grave Yard. 4. Residence of P. A. Brown. 5. Custom House and Collector's Residence. 6. Jail. 7. Court House.
 8. Washland Street. 9. Cannon Street. 10. Residence of A. Jackson. 11. Cannon Place. 12. Prison Street. 13. Stone-bridge across Pond on the line of Drury Street.
 14. Houses begun by Judge Webb, unfinished. 15. Residence of Judge Marvin. 16. Residence of P. J. Fontaine and Patterson, (one belted the other) 17. Residence of Mr. Weaver.

KEY - WEST.
 Looking South-East. Reduced from a pencil sketch by W. A. W. Hubbard taken from the Cupola of the Warehouse of Messrs. A. C. Tift & Co., June 1838.

¹ Alexander Patterson 1848, Monroe County Library
² Close up of Patterson House on map of 1838

Feb. page 227

"...I spent the day with Alexander preparing the frame of a kitchen he is about to build in the rear of his dwelling. My employment was principally boring out the mortices..."

Sat. 7th. Page 229

"...we finished enclosing the kitchen. My work has been sawing and planning boards, weatherboarding, and shingling..."

Sat. 4th Page 242

...I spent yesterday forenoon planning boards for shelving to the kitchen..."

Page 252

"...I finished the day with Alexander raising the kitchen a foot or two by means of jack screws..."

p.231

"...the latter day we moved the appropriate furniture into the kitchen, and commenced using it as it is nearly completed. It is 16 feet long, 13 feet wide: one story high; with two doors and three windows; situated some ten or fifteen feet from the dwelling with which it is connected by a platform; and in every way well constructed. Total cost of material about \$30..."

Patterson's Diary 1843.

The proportions mentioned by Patterson are very close to the measurements of the Whitehead Street Kitchen as it was drawn on the Sandborn map of 1912. The platform that he mentions that was presumably used to prevent mud and dirt being trekked into the main home, can be seen on the 1960 photograph of the original Geiger kitchen shown above.

p.14 "His house and his mill for grinding arrowroot show clearly what kind of mind he has. On the side of the stream he has built a two story house for his mill..."

p.14 " His dwelling is equally singular. It has one large room in the centre and around it several sheds and porches built of palmetto. The kitchen stands just in the rear of the dwelling-it is made of wood covered with shingles and has a chimney-the only fire place on the premises. A smoke house, barn and stables and shed and a fowl house are all built after the fashion of the mill. The fowl house is enclosed by a good fence and they are kept in one place. A hog house has also been erected at much expense as though it was necessary to protect the hogs from snows, sleet, etc."

p.18 "The pork was hanging on a nail over the fireplace, dish rags thrown about and everything else was helter-skelter over the rooms.

Diary of an Unidentified land official, 1855⁴

³ William Whitehead Map of 1838.p. 13 Windhorn, Stan and Langley, Wright. Yesterday's Key West

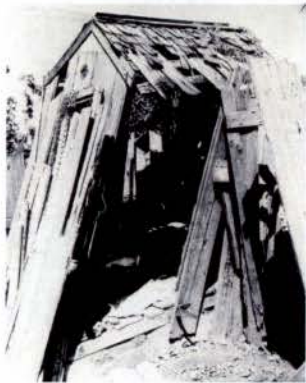
⁴ Diary of an unidentified land official, 1855. Key West and Miami. Edited by Wright Langley and Arva Moore Park. Copy at The Monroe County Library

KEY WEST OUTBUILDINGS IN A TYPICAL BACKYARD IN THE 19TH CENTURY

"The houses are of wood, plainly built, and with few exceptions, painted white...The interior of each block is filled up with one-story shanties, access to which is had by going up alleys, through fences, or over somebody else's yard....Lots are divided and subdivided, and houses built in yards and gardens are wedged in here, there, and everywhere...Where there is no room for a house they build a stable or a pigpen and sprinkle chickens around in the corners."⁵

Wallace's Monthly 1885.

The Geiger property would have had the staples of Key West backyards: the cistern, privy, kitchen and perhaps some dwelling house for slaves prior to the civil war. Below are some examples of such structures photographed in other properties on the island.



⁵ Edited by John H. Wallace, *Wallace's Monthly*; An Illustrated magazine devoted to domesticated animal nature, p. 259

⁶ Privy used at 203 Virginia Street, Key West. Photographed in 1944. Florida Memory Project Image #N033440

⁷ Old hand pump and basin in the rear of a residence on Love Lane, Key West. Florida Memory Project Image dm6845 photographed c.1980 by Dale M. McDonald.

⁸ Old Water cistern in side yard of 804 Caroline Street, Key West, Florida. Photographed in the 1980s by Dale M. McDonald Florida Memory Project Image #DM2960

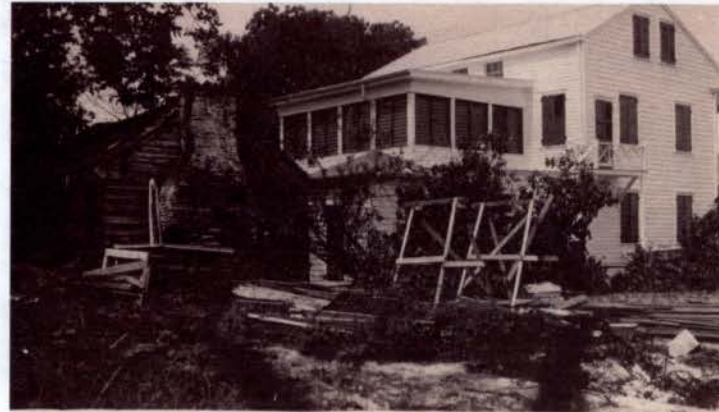
THE HERITAGE HOUSE, KEY WEST, FLORIDA AND ITS KITCHEN, 1834 and expanded 1844



9



10



11

⁹ Heritage House 20th century photograph, Heritage House Collection. Key West. Monroe County Library

¹⁰ Heritage House kitchen, 19th century photograph. Heritage House Collection. Monroe County Library

¹¹ Heritage House kitchen to the rear of the dwelling 20th century photograph, Heritage House Collection. Monroe County Library

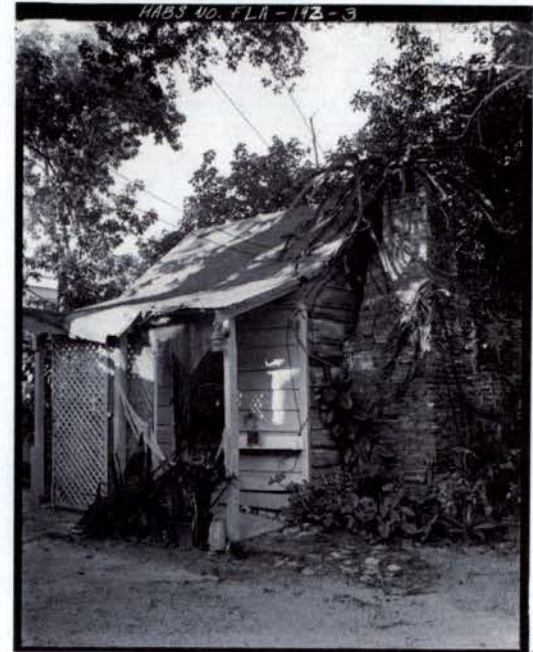
THE OLDEST HOUSE IN KEY WEST AND ITS KITCHEN, c. 1829



12



13



14

¹² Oldest House in Key West photographed in the 20th century by Dale M. McDonald. Florida Memory Project Image #DM6640.

Evolution of the Key West Kitchen



1826



1849



c.1898

-
- ¹³ Historic American Buildings Survey. HABS FLA, 44-KEY, 14-. Library of Congress. The kitchen of Captain Francis Watlington House, 1933.
- ¹⁴ Historic American Buildings Survey. HABS FLA, 44-KEY, 14-. Library of Congress. Kitchen of Captain Francis Watlington House (Oldest House), 1933 Key West.
- ¹⁵ Close up of the earliest sketch of Key West, drawn by Titian R. Peale in 1826. Windhorn, Stan and Langley, Wright. **Yesterday's Key West**. P. 11.
- ¹⁶ Bird's eye view of Key West, 1849 with kitchens in the foreground. Florida Memory Project Image#PR05924
- ¹⁷ Bird's eye view of Key West with a clear view of a backyard with its kitchen and outbuildings. C.1898 Florida Memory Project Image #PR0616

ⁱ 1844 deed of purchase in the Collection of The Audubon House and photographed in part within this document.

ⁱⁱ This was determined by the review of deed records, tax rolls and scientific analysis of the paint, construction and architecture of the current structure.

ⁱⁱⁱ Tax Rolls for the City of Key West held in The Florida Archives, Tallahassee, Florida.

Audubon House: Recreation of Historical Representation from Archaeological Excavation of Site 8MO220

**Monica Faraldo
University of Miami
Department of Anthropology**

Abstract

The Audubon House of Key West, Fl. was the family home of Captain John H. Geiger, harbor pilot and master wrecker. The house was originally built by ship carpenters in the mid-19th century and. It was maintained by the Geiger family and heirs for 120 years. During the 20th century the house was neglected and lost most of its original contents. In 1958, Key West native Col. Mitchell Wolfson and his wife purchased the property and created a foundation to restore the home and preserve it as a public museum. Their foundation seeks to recapture the original decorum, style, and cultural details. I present data from archaeological excavations conducted in May 2003, January 2005, and ground penetrating radar in August 2004. The items recovered represent the style of dishes, types of cookware, glassware, and various types of domestic goods circa 1830 to 1920.

Introduction

The Audubon House was the family home of Captain John H. Geiger, a harbor pilot and master wrecker. The house located in Key West, Florida, The house was maintained by the Geiger family and heirs for approximately 120 years. During the 20th century the house was neglected and lost most of its original contents. In 1958, a Key West Native, Col. Mitchell Wolfson and his wife purchased the property in hopes of restoring this 19th century home and preserving it as a public museum. The Wolfson Family Foundation has sought to recapture the original decorum, style, and culture. I present data from archaeological excavations completed in May 2003 and January 2005, and Ground Penetrating Radar in August 2004. The items recovered from the excavations in May 2003 represent the style of dishes, types of cookware, glassware, and various types of domestic goods circa 1870 to 1920. The artifacts recovered in January 2005 represented styles from 1830 to 1870. There is current research being conducted to recreate an appropriate historical representation of the Audubon House and its gardens. The goal is to complete the placement of furnishings, domestic goods and personal items as they would have appeared when the house was occupied during the 1800's. The hope of the Wolfson Foundation is to provide a historical

representation of the affluent lifestyle of homes of this prosperous period in Key West as a modern community and city of the 1800's

The historical records available are not sufficiently complete to provide detailed information of the goods and decor. The curator/director in 2003, Tom Greenwood, was recommended, to explore archaeological excavation of the surrounding property as it may yield physical evidence and material to aid the Wolfson Foundation in identifying pattern and style of dishes, types of cookware, glassware, and all types of domestic goods. During the time period of interest, it was not uncommon for homes to discard trash (or to some treasure) on the property about outhouses and trash composts. Tom contacted Drs. Brian Page and Traci Ardren, University of Miami Anthropology Chair and Professor of Archaeology, who then delegated the task to me in as much as I have a personal interest in Key West. I am considered a "Conch," a native Key Wester.

Archaeology is the discovery, recovery, and study of material remains from human habitation for the purpose of recreating past human life styles, form, function, and style of goods, and overall behavioral patterns.

Key People in the History of the Audubon House

❖ Captain John Huling Geiger (1807-1885)

Born of German Parents from Pennsylvania in St Augustine, Florida, he first came to Key West in c. 1824 as a young seaman under Commodore David Porter (U.S. Navy) to patrol the surrounding waters as protection against pirates. He met and married Lucretia Saunders in February 1829. They had nine children. He was Key West's first state licensed harbor pilot. He salvaged sunken cargo, which proved to be a very profitable endeavor. It is through Captain Geiger that the Audubon house was constructed and became one of Key West's premier elegant homes in the mid 19th century.

❖ John James Audubon (Jean-Jacques Fougere Audubon 1785-1851)

Born in Les Cayes, Saint Domingue (now Haiti) of a French merchant father and colonial mother, he became an enthusiastic naturalist, painter and ornithologist traveling throughout the Americas. He set out to discover and document all types of birds. His great contribution and publication of "Birds of America" (1827-1839) contains 435 life-sized hand colored engravings reflecting nature in all its

magnificent beauty. He identified some 25 new species and a number of subspecies. Audubon visited the Florida Keys and Dry Tortugas in 1832. During his visit to Key West, Audubon was thought to be inspired by the Geiger home garden. He painted the Great White Heron with Key West in the background and the White Crowned Pigeon on a flowering branch of the "Geiger Tree," so named after Captain Geiger. Thus, giving the name of "Audubon House" to Captain Geiger's home.

❖ **Mitchell Wolfson Family Foundation**

In 1958, when the Geiger home was to be demolished and sold, the Wolfson Foundation, supported by native Floridians Mitchell and Frances Wolfson bought the Audubon house and have since endeavored to restore the house to its mid 19th century grandeur. It is now open to the public as a museum to give all who visit the Audubon House a glimpse into the life of an elegant home reflecting a bustling metropolitan Key West.

Historical Documentation and Records

Timeline of importance in Key West and Audubon House History

- ❖ The island of Key West began to appear on European maps and charts about a century after Ponce de Leon discovered La Florida for Spain in 1513. Because of the legend that the first explorers discovered bones of dead Indians on the beach they originally named Key West, Cayo Hueso or Bone Key.
- ❖ Before 1763 Key West was occupied by the Calusa Indians.
- ❖ 1763 – The U.S. relocated the Calusa to Cuba. This begins the "First Spanish Period" of Key West and Florida.
- ❖ 1763-1821 – Cubans were allowed to visit Key West to fish. The Bahamians visited Key West to salvage wrecks, cut lumber, and hunt turtles. The English took possession of the Florida Keys for a short period of time until the end of the American Revolutionary War and then returned it to Spain.
- ❖ 1815-1821 – Spain grants the island to Juan Pablo Salas in 1815. Florida becomes part of the US and Salas sells in 1821 to John Simonton for \$2,000, thus beginning Key West's modern history. Key West's prosperity and growth are mostly centered on its popular harbor port. It is ideally located to Cuba and other ports of the US.

- ❖ 1823 a Naval Station was established under the command of Commander David Porter.
- ❖ C.1824 – Captain Geiger settles in Key West. There is a question here because the documentation is not complete.
- ❖ 1828, Key West is incorporated as a city in the county of Monroe.
- ❖ 1846-1850 – Geiger builds and occupies Audubon House at 205 Whitehead Street. According to the research conducted and provided to us thus far from Katia Dabdoub Hechema, consultant for the Wolfson Foundation, she believes the house may have been built after the hurricane of 1846, around 1850, and not according to legend that the house was constructed in 1830.
- ❖ 1832 – John James Audubon visits the Florida Keys and Dry Tortugas.
- ❖ 1958 – Mitchell Wolfson Foundation saves house from demolition and begins restoration.

1st Phase Archaeological Excavation May 2003

After contact with the curator/director, Tom Greenwood, we planned our first excavation phase of the Audubon House to take place May 21-24, 2003. I was accompanied by 7 students from the University of Miami (Christine Alvarez, Rony Morales, Kristen Hoffacher, Mike Celestin, Katie O'Donnell, Marisa Faraldo, and Luis Canas). We planned to open 2 units. Unit 1, located behind the garden beds, northeast of the house, 5 levels max depth of 57 cm, 2 m x 2 m. Important artifacts secured: 7 buttons, doorknob, construction material, bottle caps, animal bones, and ceramic dish, glass, and bottle fragments. Unit 2, located in the garden bed northeast of the house and east of unit 1, 2 levels max depth of 36 cm, 2 m x 1.25 m. Important artifacts secured: construction material, bottles, glass and ceramic dish fragments.

The choice of areas to excavate was based on early plat drawings, placement of original buildings and ease of access. Areas near the kitchen or outhouse can be good places to explore. Historically during the mid 19th century, household refuse and trash were usually discarded outside and away from the house in pits or holes dug for the outhouse and latrine. These trash holes can also be located not too far from the kitchen and cooking building. Another factor affecting the decision as to where to excavate was ease of access. The Wolfson Foundation, as part of the renovation of the

building, has endeavored to restore the gardens and property on which the house stands. There are Chicago brick lined pathways and areas surrounding the building. The gardens and foliage are well endowed with native and tropical plants in designated garden beds. In addition to being a historical site, the gardens are used for social events such as weddings, anniversaries, and parties. After surveying the grounds we decided to excavate in 2 garden beds that were in transition and did not have anything planted in them. They were located in the northeast corner of the property. The upper levels of both units approximately 10-12 cm was a typical mixed soil matrix used for gardening. Along the north wall of the units we first discovered evidence of foundation and construction type material. Nails, wood and shards of thin glass similar to what would be in a window pane were unearthed. Beginning at approximately 20 cm we began to recover significant amounts of material. The matrix was quite wet. We changed from dry screening (screen size .5 cm = .25 in) to wet screening to clean some of the muddy matrix from the items. We recovered several pieces of ceramic dishes, pottery, building material, glassware, bottles, and animal bones. The corner of unit 1 yielded evidence of burning with some animal bones. It was quite evident that both units had been sites for trash composts and refuse. Because of time restraints we were not able to dig deeper. It was decided that we would revisit these 2 units at a future date. All items were cleaned, cataloged and taken back to the University of Miami for analysis and storage.

1st Phase Excavation May 2003 Preliminary Results

Katia Dabdoub Hechema, Wolfson Foundation Consultant overseeing this project, selected various ceramic dish and pottery pieces to analyze. She was able to identify patterns of dinnerware and established a time period of 1870-1920. It was evident that by excavating further we could recover artifacts that would aid her in identifying patterns of domestic goods representative of the time period when the house was built and furnished 1830-1870. It was decided that the next phase would be to complete a Ground Penetrating Radar (GPR) survey August 2004 to search for possible suitable areas to excavate. A full scale excavation and field school began again in collaboration with the University of Miami and Audubon House in January 2005.

2nd Phase Ground Penetrating Radar (GPR) August 2004

Mark Grasmueck, PhD, professor and researcher at the UM RSMAS Marine Geology and Geophysics and David Viggiano, UM RSMAS graduate student, together with students Marisa Faraldo (UM undergraduate) and Gabriela Correa (Miami Dade College undergraduate) and myself assisted with conducting the Three-dimensional (3-D) Ground Penetrating (GPR) imaging at the Audubon House in Key West August 7-8, 2004. The goal was to provide the next archaeological excavation with possible areas of interest. 3-D GPR helps focus on the most interesting spots for possible artifacts. GPR is a technique, which sends pulses of electromagnetic energy into the ground from a specific device. The variation in sub-surface materials was interpreted by Mark, who has specific expertise to identify potential cultural features and stratification through 3-D imaging. Mark has published articles on and researches 3-D ground penetrating radar imaging on sedimentary structures, fractures, and archaeological features. It is his expertise that the Wolfson Foundation has enlisted to assist us in choosing the best possible areas to excavate. We are here for only short periods of time and wish to maximize our outcome. As you know it is most impractical to dig up the entire back yard of the Audubon House. There was the question of practicality for the amount of gain if we removed and excavated under the Chicago bricked areas of the gardens. The 3-D imaging process of the GPR sending the appropriate pulses through the ground with the appropriate device developed by Mark, is to say the least tedious and detailed. We spent two days in Key West and then Mark spent considerable time compiling and interpreting the data, which he later presented to Traci (UM), Katia, Denise with the Wolfson Foundation and myself.

2nd Phase (GPR) August 2004 Preliminary Results

Mark identified several areas of interest for us to potentially excavate. He also provided the coordinates and depth of the potential artifacts. It was mutually agreed that we could remove the bricks and excavate (unit 5) on the northwest side of the house. Additionally, we would revisit unit 2 and penetrate deeper than 36 cm. Two other units 3 and 4 would be on the North side in another garden bed area.

3rd Phase Archaeological Excavation January 2005

We planned our third phase of the Audubon House project and excavation to take place January 2-8, 2003. I was accompanied by 10 students from the University of Miami (UM) (Johnny Munoz, Taryn Southern, April Cohen, Marisa Faraldo, Valerie Ramos, Jeff Block, Justin Lowry, Mark Levine, Tanya Aquino, and Carolina Alzate) and 1 student from Florida Atlantic University (FAU) (Tiffany Cohen). We planned to reopen unit 2 and open 3 new units to a depth of 1 meter.

Field goals for this phase were to penetrate deeper levels to discover and recover material evidence from an older time period before 1870, ideally 1830 to 1870. The field school was also designed to teach students the techniques and processes of traditional and contemporary archaeological excavations. The secondary goal is to take what is learned in the classroom and lectures, to the field to gain practical experience with the many aspects of archaeological techniques such as site mapping, excavating, material handling and care, data collection and analysis of artifacts. The primary goal is to conduct research and provide information on historically significant artifacts and sites.

Unit 2 was reopened, located in a garden bed northeast of the house. We expanded the area of and created 2 lots; Lot A, 5 levels to a depth of 79 cm, 2 m x 2 m and Lot B, 3 levels to a depth of 79 cm, 2 m x 2 m. Important artifacts recovered included: beads, buttons, marbles, zipper, smoking pipe fragments, bottles, ceramic dish, glass, and pottery fragments.

Unit 3 was opened, located in the tree line and garden bed behind the house northwest of the bricked pathway, 4 levels to a depth of 73 cm, 2 m x 2 m. Important artifacts recovered included: buttons, safety pin, copper wire, ceramic and porcelain fragments, small bottle, and animal bone.

Unit 4 was opened, located along the north side of the brick pathway in the garden bed, west of unit 3 and behind the house, 4 levels to a depth of 68 cm, 2 m x 2 m. Important artifacts recovered included: ceramics, brick fragments, animal bone, building material, bottle caps, and buttons. In comparison to units 1 and 2, these latter units were relatively sparse in material. The soil in this area appeared to have been turned frequently for the planting and gardening. The matrix was mixed and somewhat sterile of artifacts. Units 3 and 4 may have also been the site of the detached kitchen

illustrated in earlier property plats. We originally thought this may have been near the site of an older outhouse or near what may have been an apothecary. We think future excavation should move further to the west and east of these sites, to an area that would have fallen outside the perimeter of these buildings.

Unit 5, the last unit opened, located along the northwest - Greene Street side of the main house, where again a possible small attached structure to the house may have been. This unit required lifting up of bricks covering the ground which formed part of the beautiful pathways surrounding the house. This was one of the areas that presented great interest to us based on the results of the GPR. The Wolfson Foundation had given us permission to do this. We removed the bricks carefully, collected the sandy matrix in special containers, and when completed with the excavation and removal of artifacts, we backfilled and put the brick back, intact. You would not have known that we had excavated this area. Unit 5 was taken 3 levels to a depth of 57 cm. We encountered artifacts at 20-22 cm just as Mark had advised when interpreting the GPR results. Important artifacts recovered included: animal bones, bottle tops and stoppers, silver spoons, metal eagle shaped jewelry pin, ceramic dish and pottery fragments, and bone washers. We advised Mark Grasmueck of the physical artifacts recovered from unit 5 that they matched his interpretation from the 3-D imaging GPR survey.

If you are wondering why and how we chose where to excavate, we must take into consideration many factors and the available tools. For example, of all the areas of interest from the results of the GPR, we chose an area that would have the least impact on surrounding property, which is logistically practicable – the removed and replacement of bricks, the time to complete the excavation, and lastly the highest possible yield of material. Sometimes, we may excavate a unit and find nothing of value or interest to aid in answering the proposed questions.

Jeff Block and Justin Lowry completed the site mapping for this project. They use archaeological maps and surveys to provide a physical and natural picture of the area we conducted our archaeological excavation and GPR survey. They provided a digital topographical map of the Audubon House property with the location of excavated units and area surveyed by 3-D imaging depicted. A Total Station, a Theodolite with

Electronic Distance Measurement (EDM) equipment, was used to plot and provide the digital display.

3rd Phase Excavation January 2005 Preliminary Results

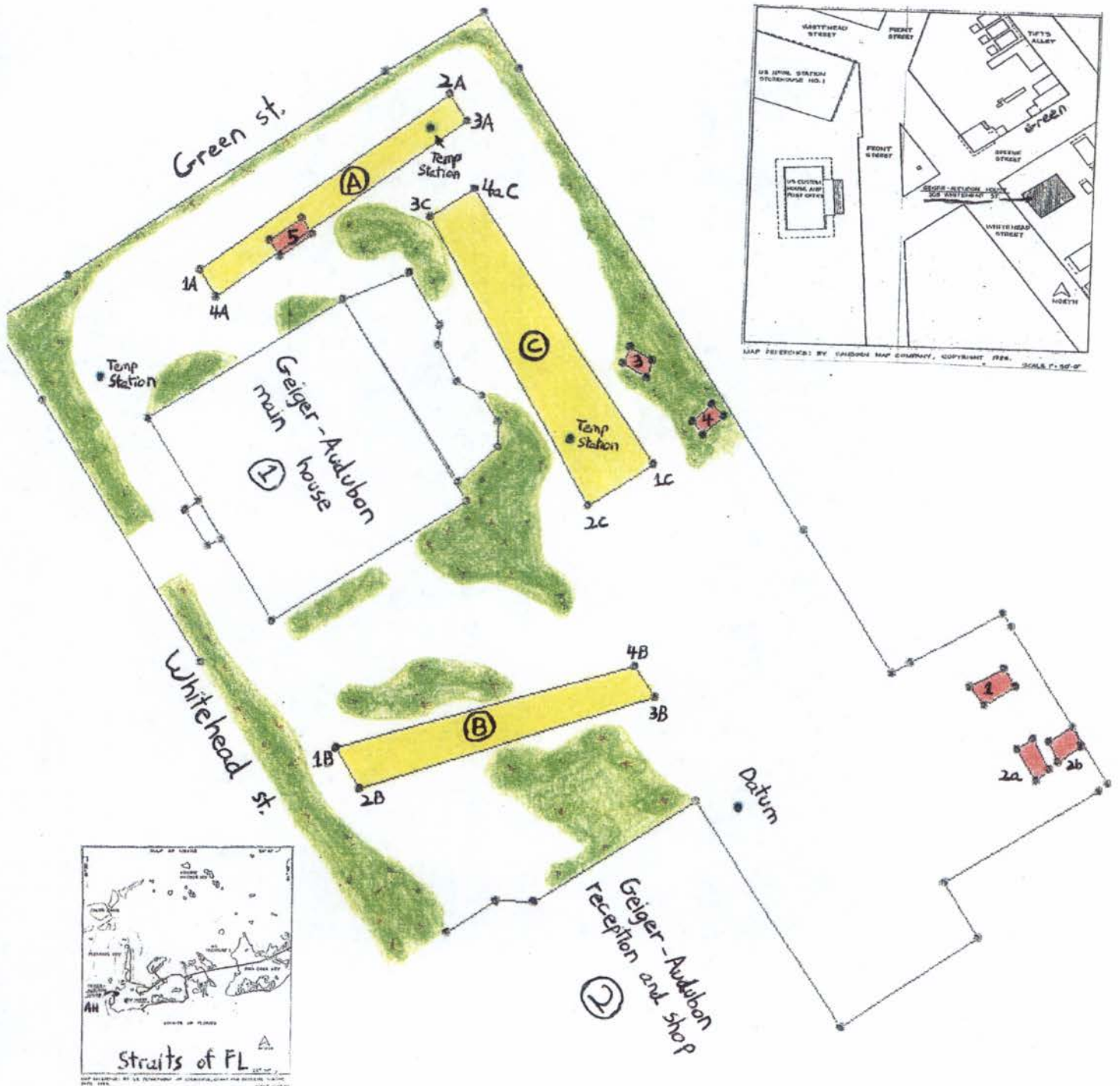
Katia Dabdoub Hechema, Wolfson Foundation Consultant overseeing this project, again selected various ceramic dish and pottery pieces to analyze. She was able to identify patterns of dinnerware and established during the time period of 1830-1870.

Audubon House

205 Whitehead Street
Key West, FL

Ibis Fieldschool
University of Miami
Directors

Monica Faraldo and Traci Ardren



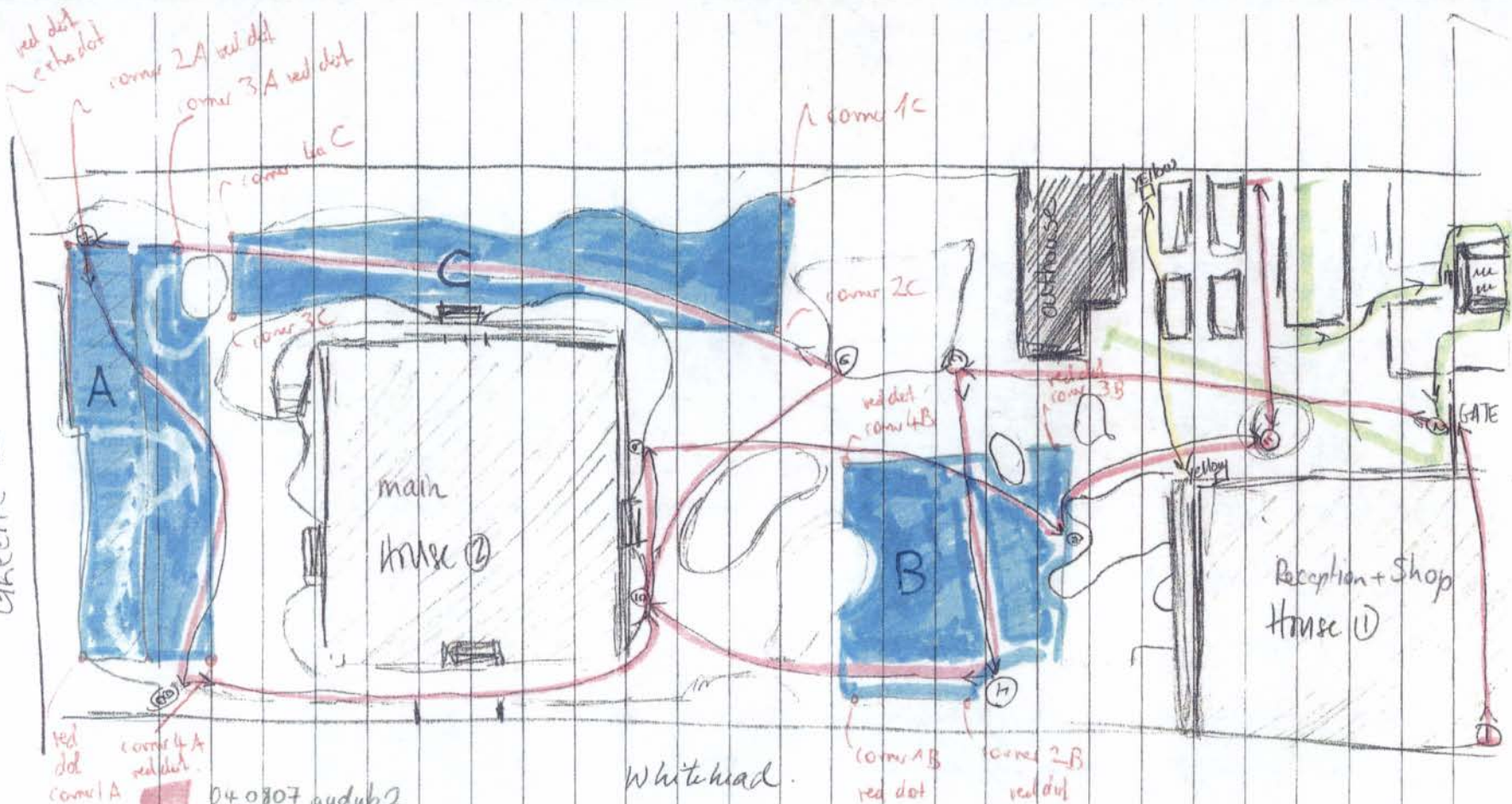
Map Created by Jeff Block
04/27/2005

5 0 5 Meters



With Data Collected At Ibis Fieldschool

GREENE ST.



- red dot corner A
- red dot corner 4A
- 040807 audub 2
- 040807 audub 3
- 040807 audub 4

Whitehead.

Audubon 2D + 3D GPR surveys 7 + 8. August 2004.

altered sketch 17.8.2004. mg.

Correspondence

September 12, 2011

Ms. Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, FL 33040

Re: Audubon House Accessory Structure/Historic Kitchen Certificate of Appropriateness Application

Dear Ms. Torregrosa:

Enclosed is our Certificate of Appropriateness Application for construction of an accessory structure. The structure depicts the kitchen that was once part of the Geiger Home. As part of this package, we are submitting the following information:

- Copy of Sanborn Insurance maps from 1912, 1926 and 1948 identifying the location of the original kitchen structure and a copy of the 1962 map showing that the kitchen had been demolished.
- Copy of a historic photograph of the Audubon House kitchen structure, dated circa.1960 showing a side view and the chimney.
- Copy of 19th century historic photographs of the Heritage House kitchen in Key West.
- Copy of Proposed Site Plan, showing the proposed location of the new Kitchen interpretive display structure.
- Copy of proposed plan and elevations, showing handicap accessible ramp and flood plane compliant structure elevation.
- Copy of exterior rendering showing the proposed design of the Kitchen interpretive display structure.
- Report on historical research and purpose of the proposed structure.
- Report from Dr. Monica Faraldo who conducted two archaeological field schools/ Ground Penetrating Radar survey at 205 Whitehead Street.
- Letters of support.

We request that this COA Application be placed on the next agenda of the Historic Architectural Review Committee.

As always, thank you for your assistance in seeing this project through.

Very truly yours,

R.J. HEISENBOTTLE ARCHITECTS, PA



Richard J. Heisenbottle, FAIA
President

2199
PONCE
DE LEON
BOULEVARD
SUITE 400
CORAL
GABLES
FLORIDA
33134
305.446.7799
305.446.9275 FAX

HEISENBOTTLE
ARCHITECTS

Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

Wednesday, August 31, 2011

Dear Ms Torregrosa

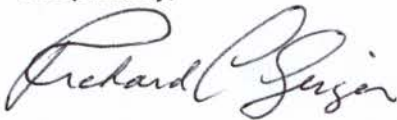
I have learned that The Audubon House has been taking steps to make the house more historically accurate to the time it was inhabited by Captain John H. Geiger and his family in the mid-19th century.

I understand that these steps include a kitchen interpretive display building which would accurately demonstrate the day to day aspect of how the Geiger family prepared and served their meals, their diet, and social customs, and showing a more complete picture of life in the Geiger House.

As a Geiger family historian and a direct descendant of Captain John Geiger (my 4th great-granduncle) and his older brother Henry Geiger (my 4th great-grandfather), I would petition the City to allow recognition of that aspect of antebellum life in Key West and Florida.

I've been impressed by, and wholeheartedly support, the work done by the Mitchell Wolfson Family Foundation, and the "Friends of the Audubon House" since their purchase of the property in 1958, and am delighted that their work continues to educate the community through highlighting, in intricate and accurate detail, the daily life of my Key West ancestors.

Respectfully,



Richard L. Geiger
634 Moorside Drive
Windcrest, TX 78239
Mobile: 210.845.2793

Matthew J. Mosca
Historic Paint Finishes Consultant
Artifex, Ltd.
2641 North Charles Street
Baltimore Maryland 21218
T 410.366.9535
mjmosca@mac.com

8 September 2011

Ms. Enid Torregrosa, MSHP
Historic Preservation Planner City of Key West
3140 Flagler Avenue
Key West, Florida 33040

Dear Ms. Torregrosa:

As an introduction, I was engaged to conduct the historic paint finishes study that has resulted in the accurate restoration of the historic colors for the Geiger-Audubon House in Key West. It was an exceptional project, and I was very pleased to be working with Ms. Katia Hechemma, Curator, who has a great appreciation of the site as *an historic property* and how presentation of the property in a manner as accurate as possible can be achieved today.

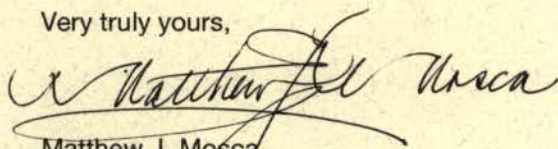
Among my collection of historic photographs is an early photograph of Key West, believed to date to the 1850's showing an amazing collection of single story wood buildings, sheds and larger two-story houses, commercial buildings, all *cheek by jowl*. Greek Revival churches are seen in the distance. It is still possible to get a sense of the historic city today, however, the smaller outbuildings that so clearly indicate the life of the area have disappeared, in large part.

The plan for the reconstruction of the kitchen building for the Geiger-Audubon House is, in my opinion, a superb addition to this beautiful example of early Key West architecture. The outbuilding will illustrate the system of living in a tropical environment: how important it was, for example to separate the kitchen facilities from the main house; the ever-present danger of fire, particularly in a town of wooden buildings, and how people coped with the heat during the summer. Indeed, one of the most important aspects of historic preservation today is the didactic aspect: in an age of digital technology it is extremely important that people appreciate how life was before the advent of electricity; this is most critical for children, who do not know a world before cell phones.

May I add that the renderings done for the kitchen, showing it unpainted is supported by historical photographs all across the United States. Where small buildings were painted, they were most often whitewashed. Since lime was readily available in Key West, this is highly likely; oil based paints were expensive since all of the materials had to be imported. I would support the construction as shown, unpainted, with possible lime whitewashing (using real lime whitewash only) in the future.

I would urge you to facilitate the construction of the kitchen building as planned for the Geiger-Audubon House. The kitchen and the presentation of nineteenth century life will add greatly to the visitor's experience at this important historic site. Thank you for your consideration of this matter.

Very truly yours,



Matthew J. Mosca
Historic Paint Finishes Consultant



September 12, 2011

Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, FL 33040

RE: Letter in Support of Audubon House

Dear Enid Torregrosa,

It has been my pleasure to work on archaeological projects and research with the Audubon House and Wolfson Foundation. I look forward to continued collaboration as I have a special relationship with Key West. I am a Conch – native of Key West - and lecturer for the University of Miami. You may recognize the last name Faraldo. My father was George J. Faraldo and my mother is Norma Barroso Faraldo. My family has a long history in Key West. You can see why I jumped at the opportunity to work with the Audubon House. I am a Biological and Forensic Anthropologist/Archaeologist. I enjoy participating in the discovery, recovery, analysis and interpretation of human life ways and culture.

Do you believe in time travel? I do... I am a time traveler of sorts. I believe every time I see, touch and walk through an archaeological site, I am traveling through time. I love history – and I love the tactile experience of it. Whether, it occurred 100 years ago or 100,000 years ago. That is the secret of archaeology. I have always enjoyed the stories of the life and events of past peoples. I have always wanted to know the answers to what, where, why and how. Mom would warn me about “Pandora’s box,” that I may not want to look inside. Instead I found the worth consistently outweighed the risk.

I want to hear the “rest of the story” from long forgotten people. This is why I chose anthropology and archaeology. Anthropology is the study of human morphology and culture, whereas archaeology is the discovery, recovery, analyses and interpretation of human artifact inherent in that life and culture.

We have had successful archaeological endeavors with the Audubon House resulting in the recovery of artifacts to identify the decorum, style and culture of this magnificent house. This house represents an elegant and prosperous lifestyle of homes from this period of time in Key West which existed as a modern community and city of the 1800’s.

Department of Anthropology
P.O. Box 248106
Coral Gables, Florida 33124-2005
305-284-2535 or 284-2380
Fax: 305-284-2110

Let's support the Audubon House's endeavor to create a time capsule for visiting modern people to have an opportunity to also be a time traveler and walk through the 1800's.

I am most confident that support of this latest endeavor will be an asset to the Key West community in making this a premier destination rich in history and terrestrial beauty.

If I may provide any further details, please do not hesitate to contact me.

Sincerely,

Monica Faraldo

Monica Faraldo, MA, Lecturer
m.faraldo@umiami.edu

George W. Born
Ph. D. Candidate
American & New England Studies Program
226 Bay State Road
Boston University
Boston, MA 02215

September 12, 2011

Enid Torregrosa
Historic Preservation Planner
Building Department
City of Key West
P. O. Box 1409
Key West, FL 33040

REF: 205 Whitehead Street

Dear Ms. Torregrosa:

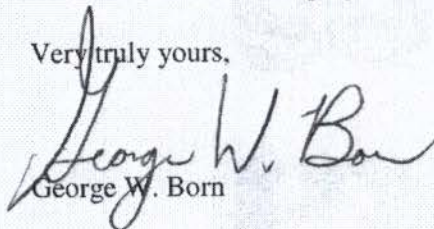
As an historic preservation professional and a former chair of HARC, I wanted to express my support for the Michell Wolfson Family Foundation's proposal for a new outbuilding in the backyard of the Audubon House to serve as a kitchen display.

The siting, scale, height, design, and materials of the new outbuilding are consistent with the historic preservation guidelines of the City of Key West and the Secretary of the Interior's Standards for Rehabilitation. Specifically,

- ✓ the new building is to be located at the rear of the main house;
- ✓ it is subordinate in scale, rising only one story;
- ✓ its gable-roof design with end chimney and clapboarded walls is compatible with its context; and
- ✓ its materials – cedar shake roof, brick chimney, and rough-sawn cypress framing and clapboarding – are historically appropriate and compatible.

I am confident that this project will win rapid approval.

Very truly yours,


George W. Born

Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

September 13, 2011

Dear Ms. Torregrosa,

I am writing to express my support for the reconstruction of the historic kitchen at the Geiger/Audubon House. As the historical and archaeological record has made clear, this project will serve to restore the property to its historic, 19th century configuration. The kitchen will also allow visitors to the property to better understand how life was lived by early Key Westers. The reconstructed kitchen will be an important and relevant feature to one of the island's most historic properties.

Sincerely,



Director of Archaeology

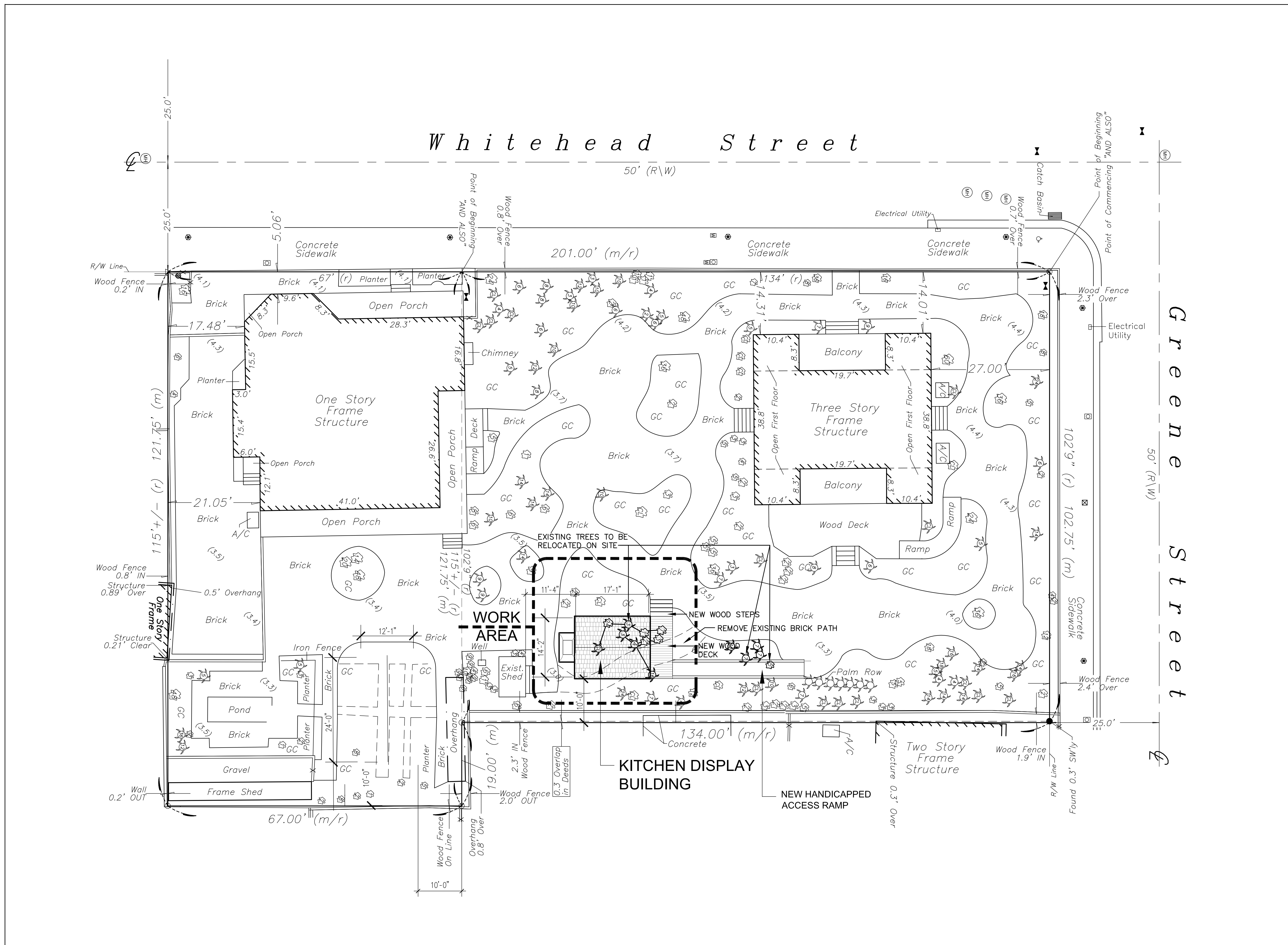


Site Plans

AUDUBON HOUSE AND TROPICAL GARDENS

205 WHITEHEAD STREET
KEY WEST, FLORIDA

ACCESSORY STRUCTURE/ HISTORIC KITCHEN



100% CONSTRUCTION DOCUMENTS		06-20-11
NO.	REVISIONS/SUBMISSIONS (*)	DATE

RJ HEISENBOTTE
ARCHITECTS
2199 PONCE DE LEON BLVD., SUITE 400
CORAL GABLES, FL 33134
TELEPHONE: 305/446-7798 FAX: 305/446-9275
FLORIDA REGISTRATION NUMBER: AR 0010865

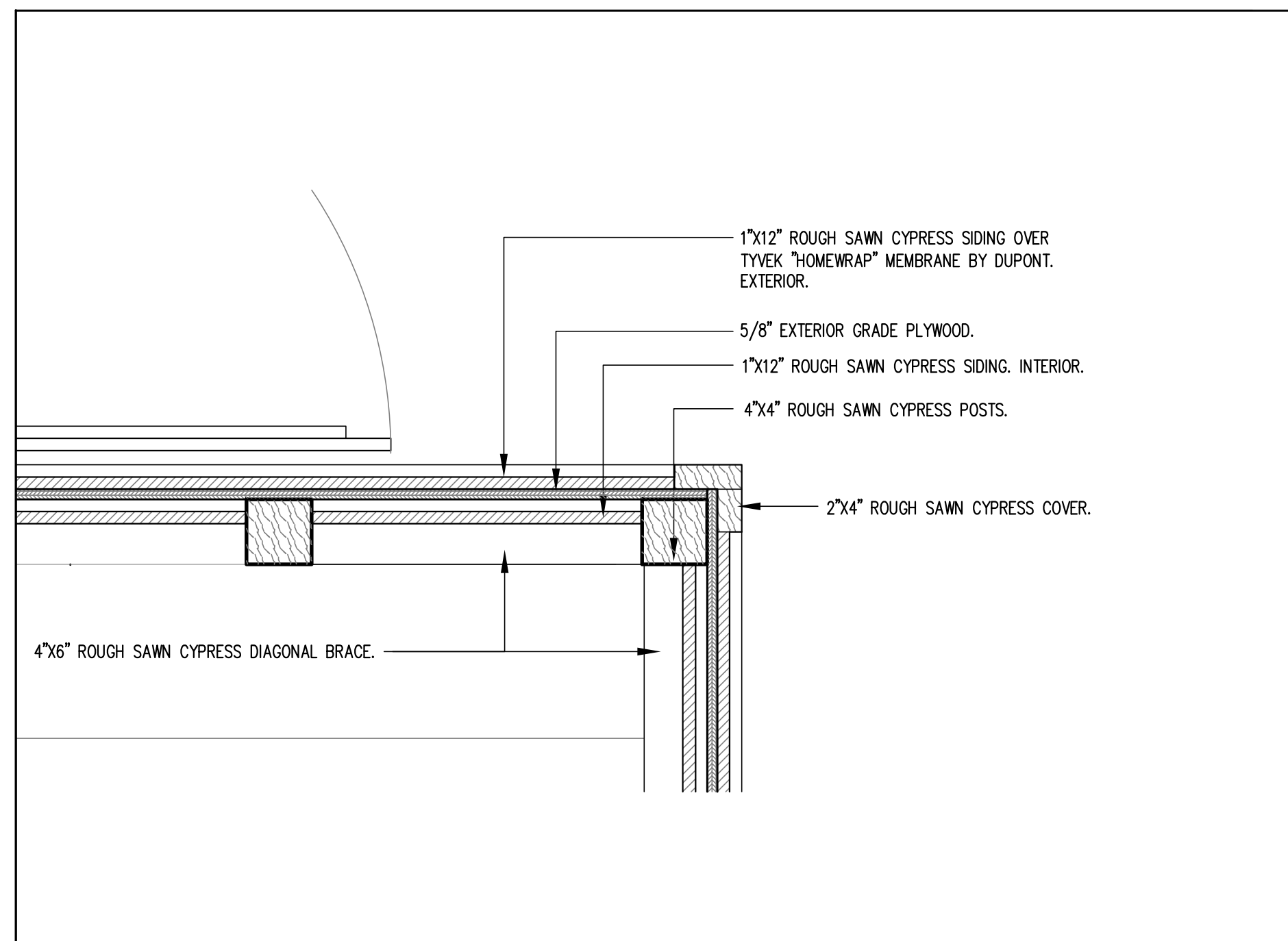
STRUCTURAL ENGINEER
DOUGLAS WOOD & ASSOCIATES, INC.
2100 PONCE DE LEON BLVD., SUITE 1020
CORAL GABLES, FL 33134
TELEPHONE: 305/461-3450 FAX: 305/461-3650
FLORIDA REGISTRATION NUMBER: 032092

SHEET TITLE

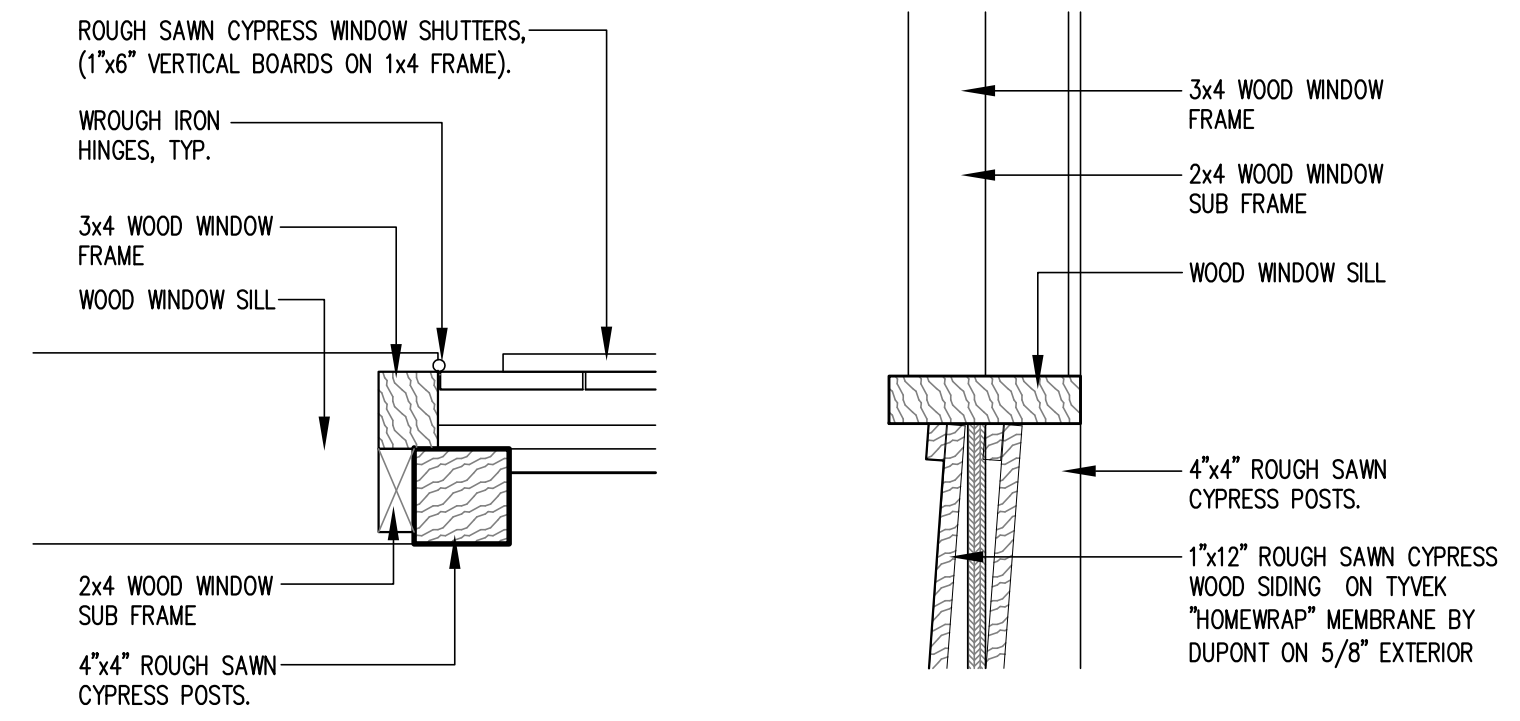
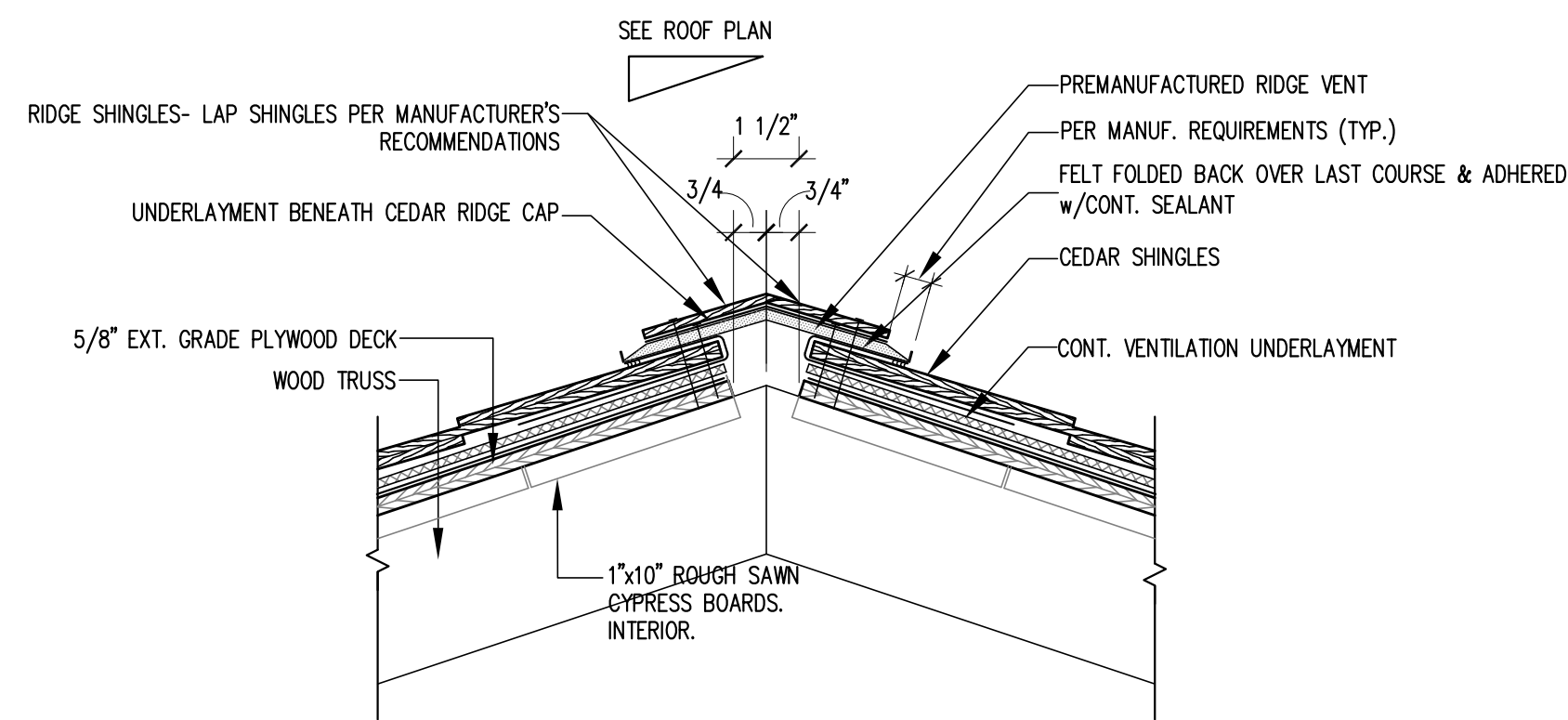
SITE PLAN

SEAL	ISSUE DATE	06/20/11
	PROJECT NO.	10-3339
	DRAWING NO.	
DATE:		
RICHARD J. HEISENBOTTE		
FL REGISTRATION No. AR0010865		
REGISTERED ARCHITECT		

A1.00



NOTE:
CEDER PLUS SHAKES. 18" LENGTH. HANDSPLIT, RESAWN, FIRE RETARDANT, PRESERVATIVE TESTED CEDAR SHAKES AS MANUFACTURED BY: GREEN RIVER LOG LTD. P.O BOX 515 SUMAS, WA 98295.



1 TYPICAL CORNER DETAIL

4 TYPICAL ROOF EDGE DETAIL NOA #06-1107.01

7 WINDOW DETAILS

1-1/2" = 1'-0"

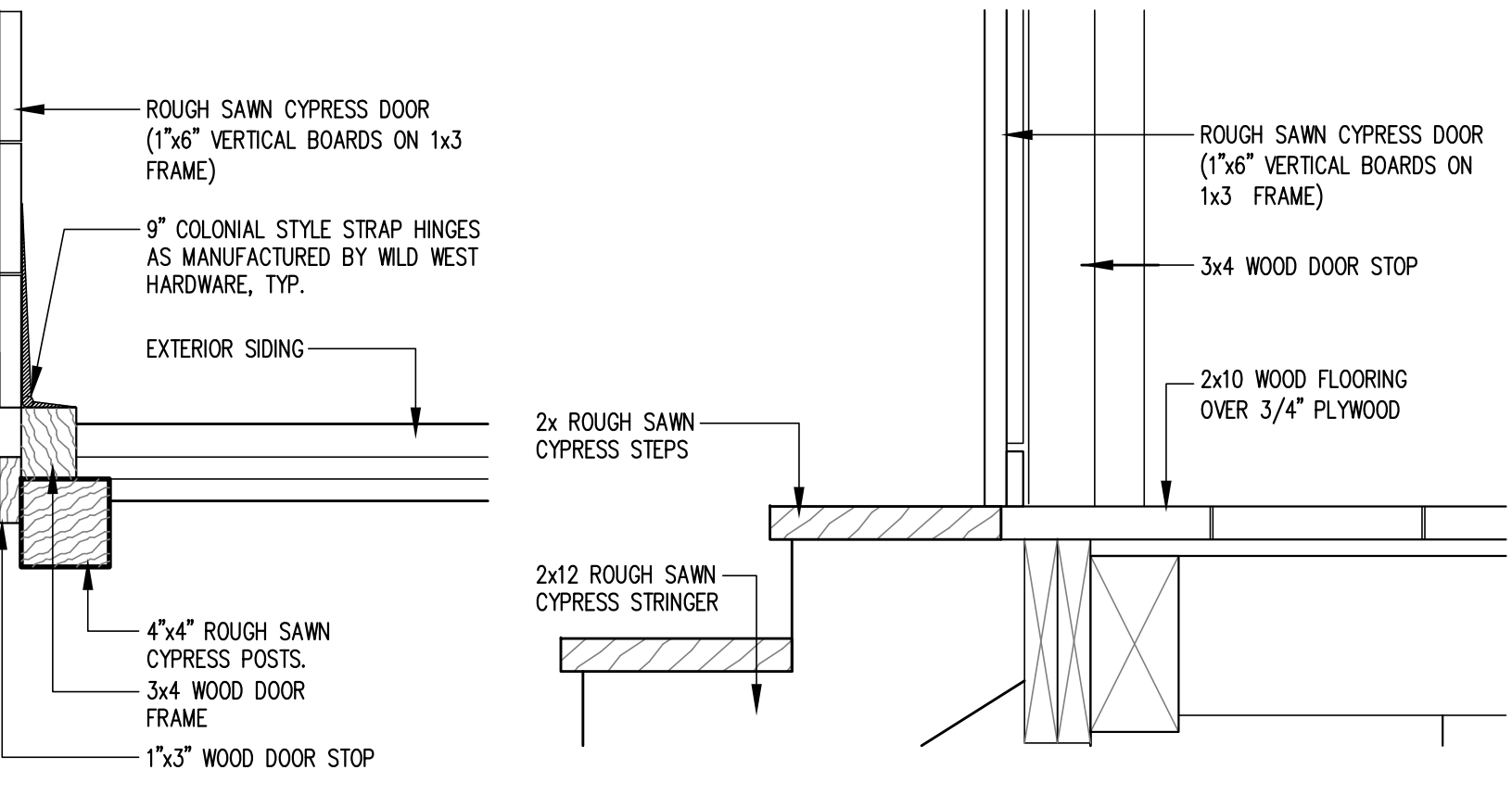
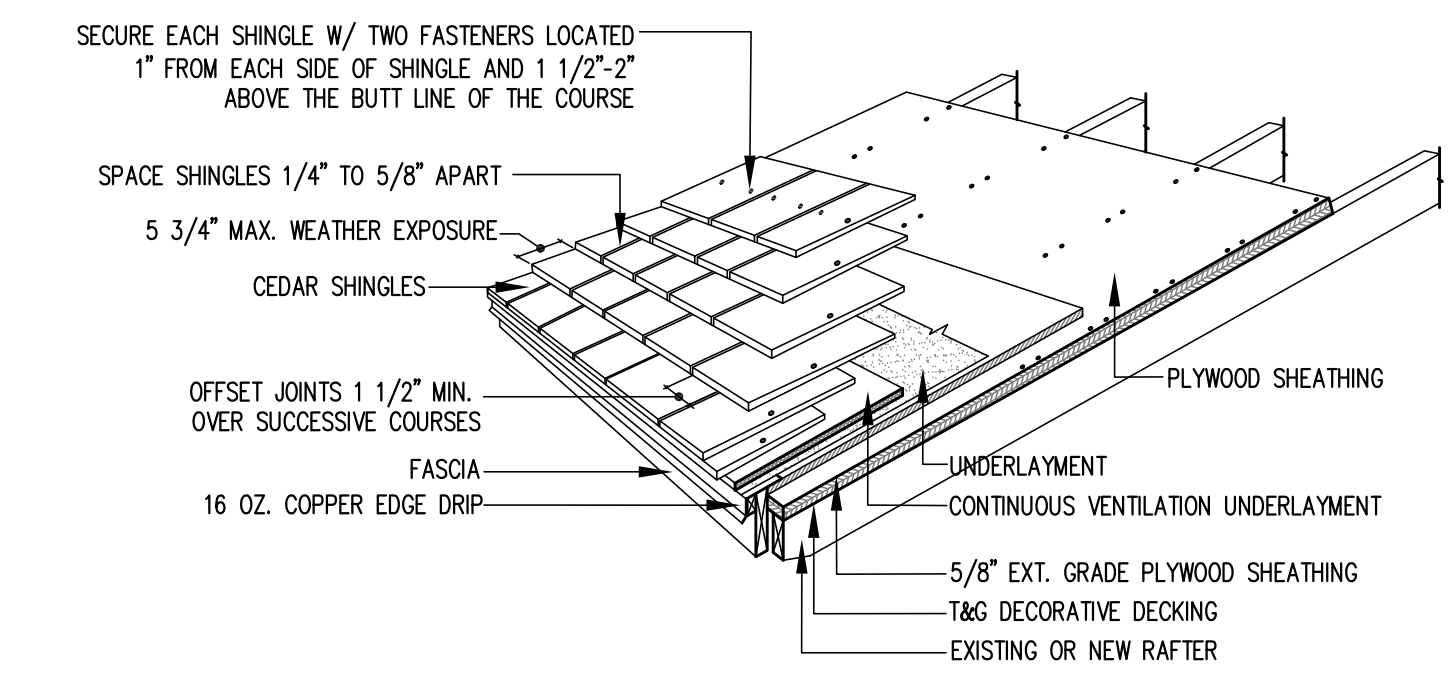
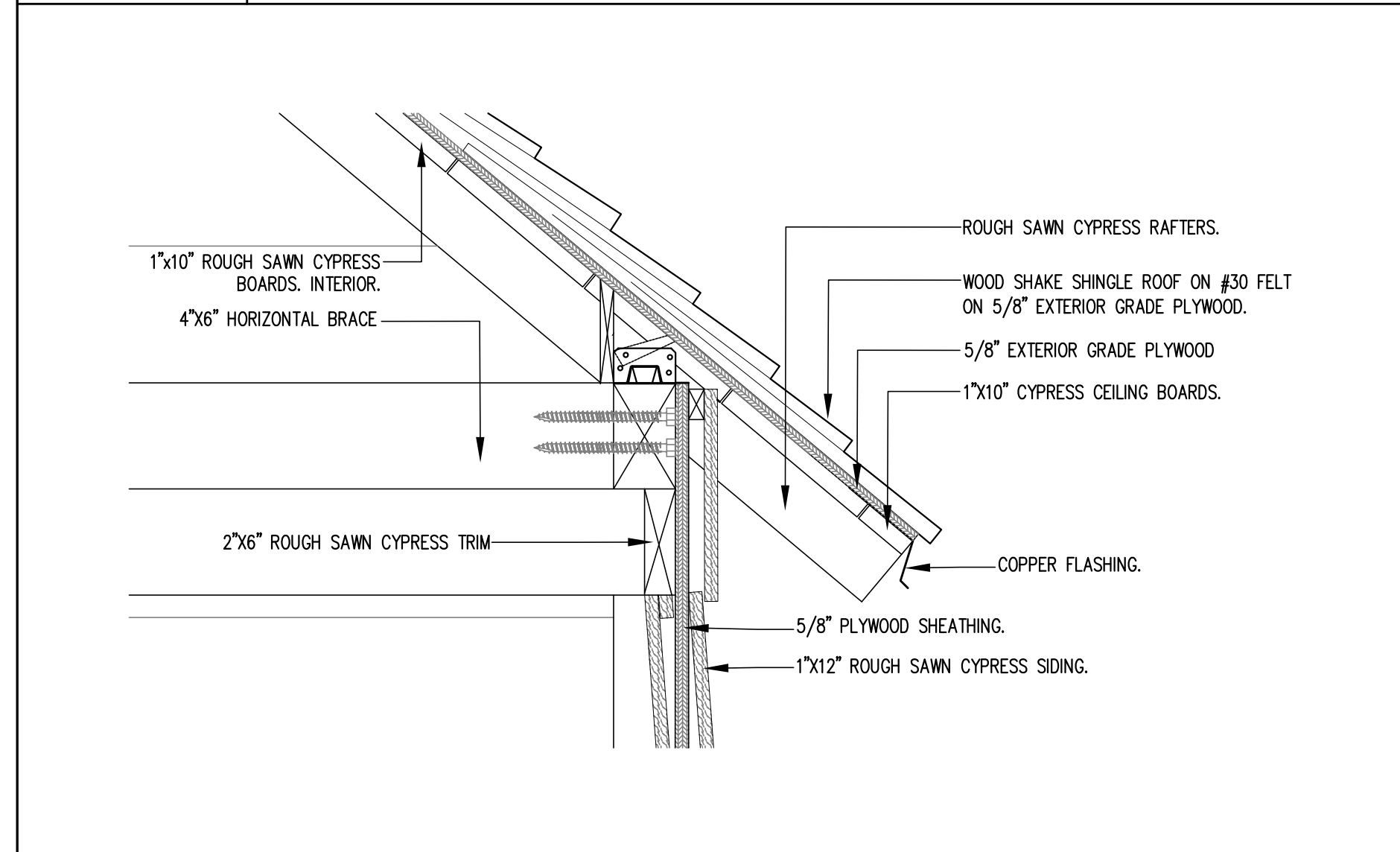
PLAN

1-1/2" = 1'-0"

SECTION

1-1/2" = 1'-0"

SECTION



2 TYPICAL CORNER DETAIL

5 WOOD SHINGLE ROOF ASSEMBLY DETAIL NOA #06-1107.01

7 DOOR DETAILS

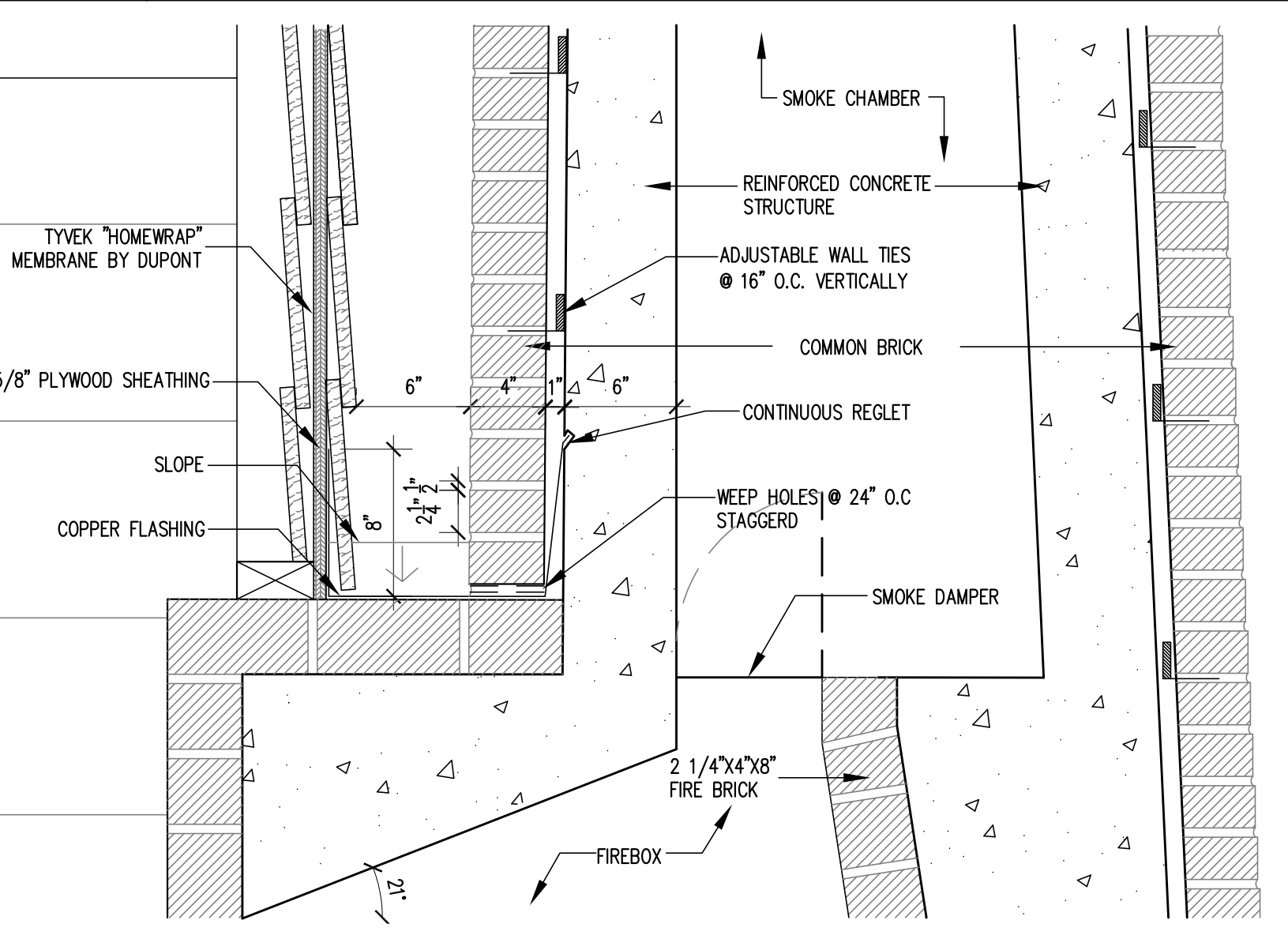
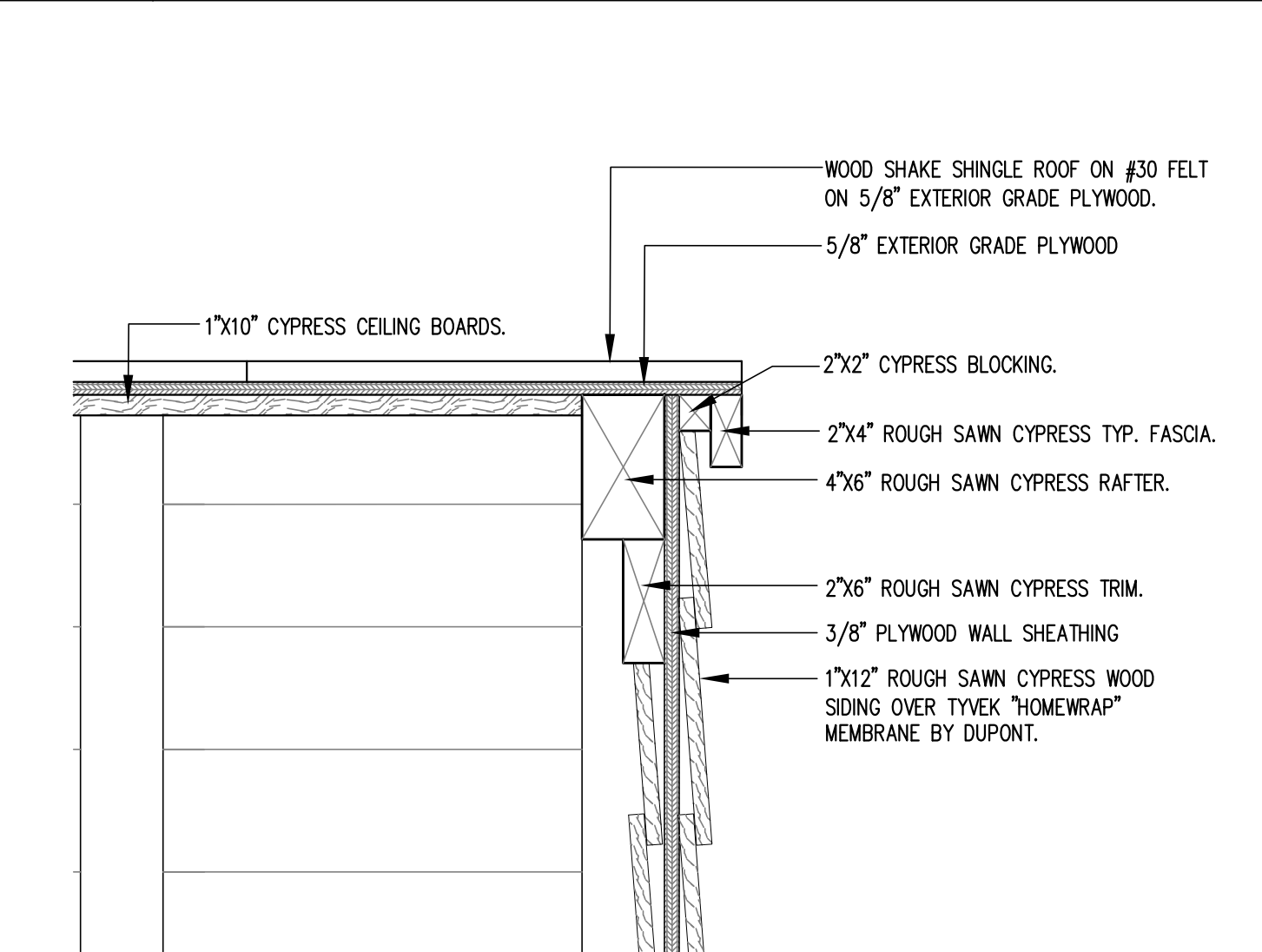
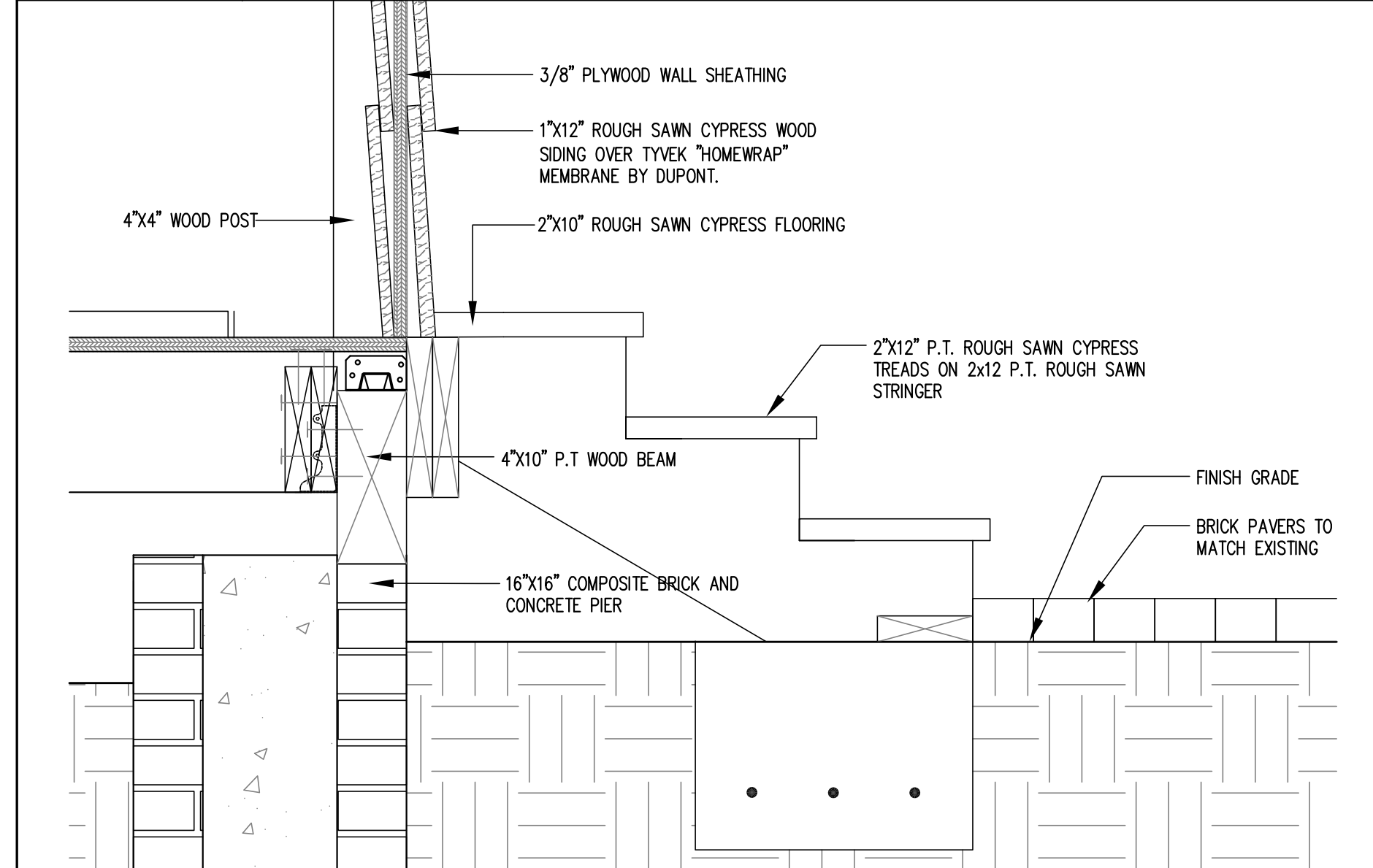
1-1/2" = 1'-0"

PLAN

1-1/2" = 1'-0"

1-1/2" = 1'-0"

SECTION



3 STAIR DETAIL

6 TYPICAL SHINGLE ROOF EDGE DETAIL

8 FIREPLACE / CHIMNEY DETAIL

1-1/2" = 1'-0"

SLAVE QUARTERS

1-1/2" = 1'-0"

SECTION

1-1/2" = 1'-0"

SECTION

AUDUBON HOUSE AND TROPICAL GARDENS

205 WHITEHEAD STREET
KEY WEST, FLORIDA

HISTORIC KITCHEN DISPLAY BUILDING

100% CONSTRUCTION DOCUMENTS 06-20-11

NO. REVISIONS/SUBMISSIONS (*) DATE

PROJECT TEAM

RJ HEISENBOTTLE ARCHITECTS

2199 PONCE DE LEON BLVD., SUITE 400
CORAL GABLES, FL 33134
TELEPHONE: 305/446-7798 FAX: 305/446-9275
FLORIDA REGISTRATION NUMBER: AR 0010865

STRUCTURAL ENGINEER
DOUGLAS WOOD & ASSOCIATES, INC.
2100 PONCE DE LEON BLVD., SUITE 1020
CORAL GABLES, FL 33134
TELEPHONE: 305/461-3450 FAX: 305/461-3650
FLORIDA REGISTRATION NUMBER: 032092

SHEET TITLE

DETAILS

SEAL ISSUE DATE 06/20/11
PROJECT NO. 10-3339
DRAWING NO.

DATE: _____
RICHARD J. HEISENBOTTLE
FL REGISTRATION No. AR0010865
REGISTERED ARCHITECT

A1.02



AUDUBON HOUSE AND TROPICAL GARDENS
ACCESSORY STRUCTURE/ HISTORIC KITCHEN

205 WHITEHEAD STREET, KEY WEST, FLORIDA

SEPTEMBER 12, 2011

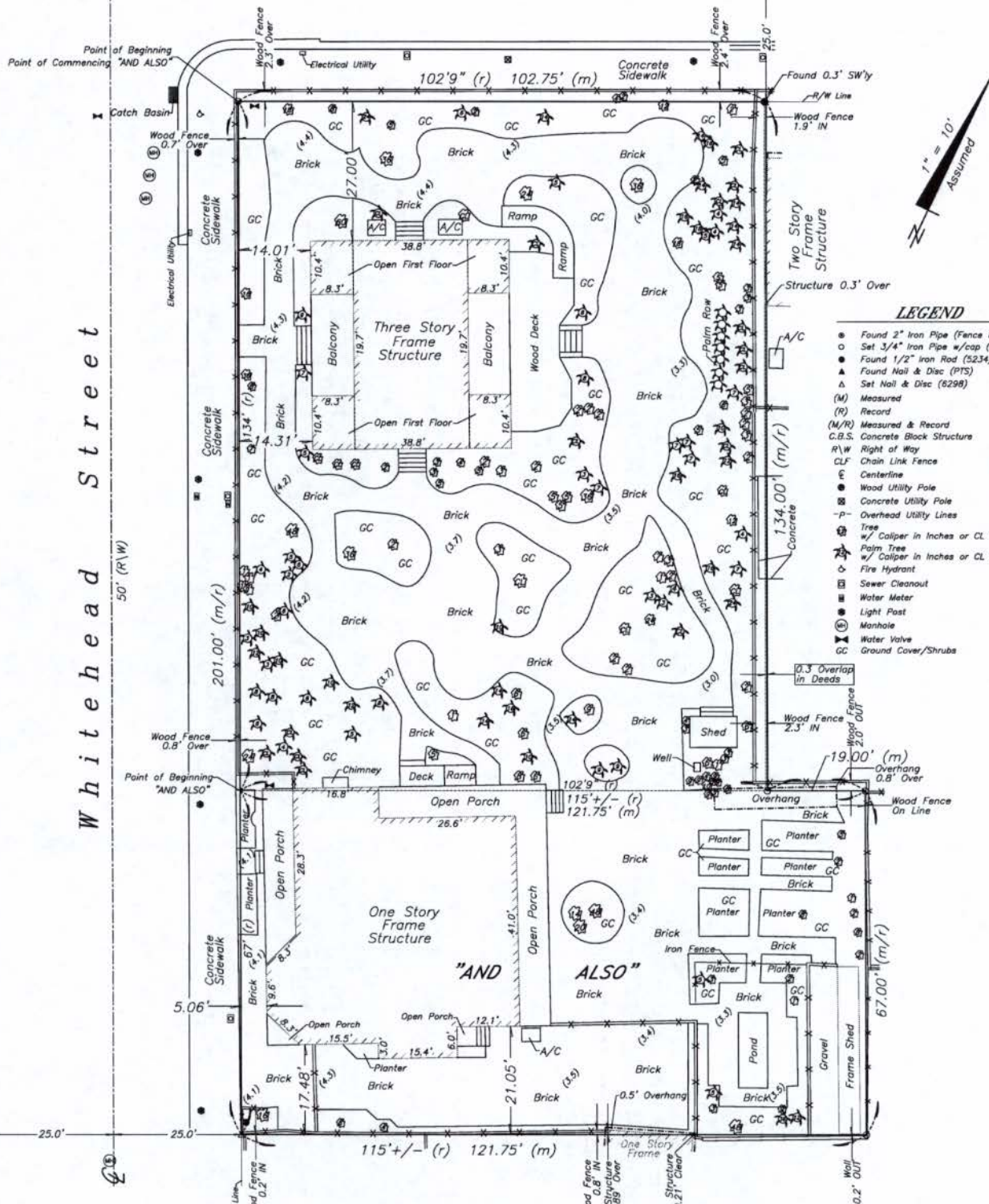
RJ HEISENBOTTLE
ARCHITECTS

2199 PONCE DE LEON BLVD., SUITE 400
CORAL GABLES, FL 33134 TELEPHONE:
305/446-7799 FAX: 305/446-9275 FLORIDA
REGISTRATION NUMBER: AR 0010865

Survey

Greene Street

50' (R/W)



- LEGEND**
- Found 2" Iron Pipe (Fence Post)
 - Set 3/4" Iron Pipe w/cap (#298)
 - Found 1/2" Iron Rod (5234)
 - ▲ Found Nail & Disc (PTS)
 - △ Set Nail & Disc (#298)
 - (M) Measured
 - (R) Record
 - (M/R) Measured & Record
 - C.B.S. Concrete Block Structure
 - R/W Right of Way
 - CLF Chain Link Fence
 - C Centerline
 - W Wood Utility Pole
 - CU Concrete Utility Pole
 - P- Overhead Utility Lines
 - T Tree
 - w/ Caliper in Inches or CL for Cluster
 - P Palm Tree
 - w/ Caliper in Inches or CL for Cluster
 - ◇ Fire Hydrant
 - Sewer Cleanout
 - Water Meter
 - Light Post
 - ⊗ Manhole
 - ⊕ Water Valve
 - GC Ground Cover/Shrubs

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 205 & 213 Whitehead Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: July 19, 2010.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Reference Bench Mark: '872 4580 TIDAL 26"
11. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.

AND ALSO:

On the Island of Key West and known as William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, as a Part of Lot 3, in Square 15, COMMENCING at a point on Whitehead Street 134 feet from the corner of Greene and Whitehead Streets and running thence along Whitehead Street in a Southeasterly direction 67 feet; thence at right angles in a Northeasterly direction 115 feet, more or less; thence at right angles in a Southwesterly direction 115 feet, more or less, out to the Point of Beginning on Whitehead Street.

BOUNDARY SURVEY OF: On the Island of Key West and known as Part of Lot Three (3), Square Fifteen (15) Commencing at the corner of Whitehead and Greene Streets and running in a Southeasterly direction along the Northeast side of Whitehead Street One Hundred and Thirty-four feet (134); thence at right angles in a Northeasterly direction 102 feet and 9 inches; thence at right angles in a Northwesterly direction 134 feet to Greene Street; thence at right angles in a Southwesterly direction along Greene Street, 102 feet and 9 inches to the place of beginning.

BOUNDARY SURVEY FOR: Audubon House;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #8298
August 31, 2010

THIS SURVEY IS NOT ASSIGNABLE

Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
FSM #8298
3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244

**BOUNDARY SURVEY OF:
Part of Lot 3, Square 15,
Island of Key West**

DRAWN BY:	REVISIONS:	DATE:	
BGO	1.		
CHECKED BY:	2.		
JLO	3.		
DATE:	4.		
8-31-10	5.		
	6.		
	7.		

SHEET: **1**
OF: **1**

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

Our Website is currently undergoing maintenance and will not have full functionality for the next couple of days.

Property Record View

Alternate Key: 1001562 Parcel ID: 00001510-000000

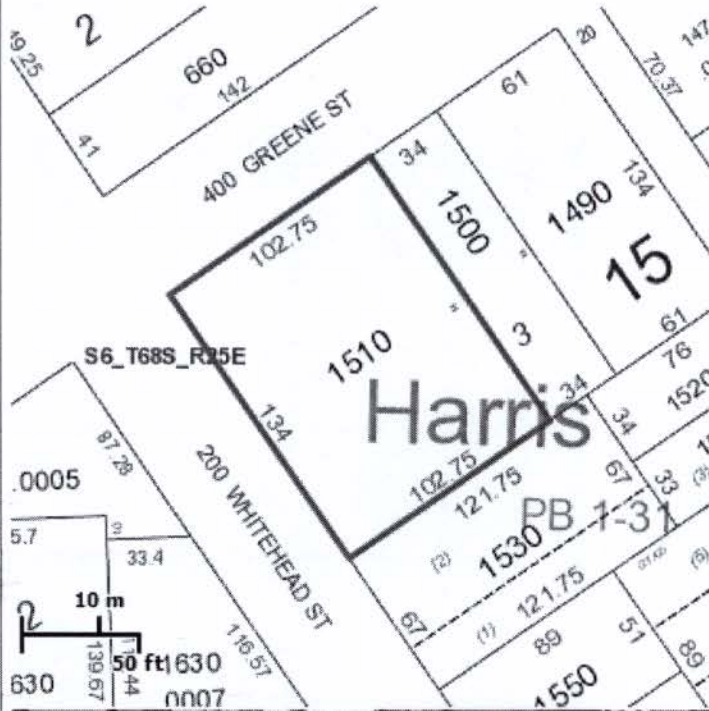
Ownership Details

Mailing Address:
MITCHELL WOLFSON FOUNDATION INC
C/O WOLFSON LOUIS III
9400 S DADELAND BLVD
STE 100
MIAMI, FL 33156

Property Details

PC Code: 77 - CLUBS, LODGES (PC/LIST)
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 205 WHITEHEAD ST KEY WEST
Legal Description: KW PT LOT 3 SQR 15 OR128-266-267

Parcel Map (Click to open dynamic parcel map)



Exemptions

Exemption	Amount
12 - NON-PROFIT	1,815,434.00

Land Details

Land Use Code	Frontage	Depth	Land Area
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100E - COMMERCIAL EXEMPT	103	134	13,769.00 SF
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Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 2352
Year Built: 1953

Building 1 Details

Building Type
Effective Age 17
Year Built 1953
Functional Obs 0

Condition E
Perimeter 324
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 23
Grnd Floor Area 2,352

Inclusions:

Roof Type
Heat 1
Heat Src 1

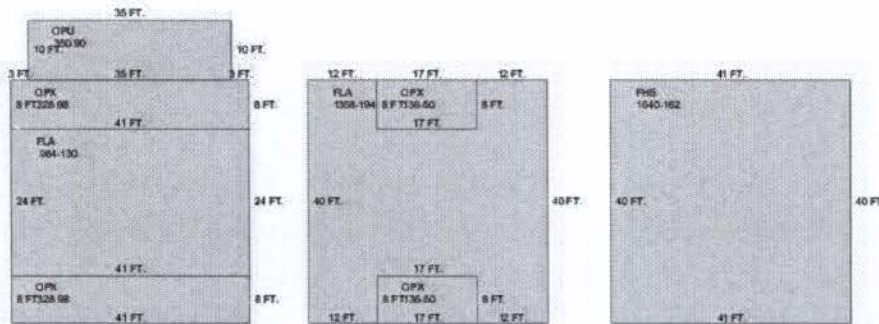
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 9

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
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1	OPX	1	1991	328
2	FLA	1	1991	984
3	OPX	1	1991	328
4	OPU	1	1991	350
5	OPX	1	1991	136
6	FLA	1	1991	1,368
7	OPX	1	1991	136
8	FHS	1	1991	1,640

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	600	TOURIST ATTRAC-B-	100	N	Y
	604	TOURIST ATTRAC-B-	100	N	Y
	606	FHS	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
194	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	54 SF	0	0	1973	1974	1	50
2	PT2:BRICK PATIO	6,000 SF	0	0	1973	1974	4	50
3	PT2:BRICK PATIO	132 SF	0	0	1991	1992	4	50
4	FN2:FENCES	1,784 SF	0	0	1986	1987	2	30
5	PT2:BRICK PATIO	3,200 SF	0	0	2002	2003	2	50

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-0661	03/11/2008		2,200	Commercial	REPLACE 90LF OF GUTTER
08-2176	07/09/2008		30,748	Commercial	REMOVE EXISTING ROOFS & REPLACE W/WOOD SHINGLES
9603321	08/01/1996	11/01/1996	11,800	Commercial	PLUMBING
9603626	09/01/1996	11/01/1996	9,500	Commercial	RENOVATIONS
9700085	01/01/1997	07/01/1997	1,000	Commercial	FIRE ALARM
1 9800745	03/10/1998	01/01/1999	5,000	Commercial	PAINT FENCES/ PORCHES ETC
9901782	10/29/1999	12/04/1999	12,000	Commercial	REPLACE DOORS
0000238	02/04/2000	12/13/2000	3,500	Commercial	EXTERIOR PAINTING
0000411	02/17/2000	12/13/2000	6,500	Commercial	2 A/C SYSTEMS
0200513	03/12/2002	10/11/2002	12,000	Commercial	OLD CHICAGO BRICK
03-0029	01/09/2003	10/30/2003	6,500	Commercial	PAINT

04-1446 05/04/2004

11/18/2004

950

Commercial

POND PUMP & LIGHT

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
2010	436,609	49,387	1,652,280	2,138,276	2,138,276	2,138,276	0
2009	436,609	49,895	1,779,643	2,266,147	2,266,147	2,266,147	0
2008	447,524	50,402	3,648,785	4,146,711	4,146,711	4,146,711	0
2007	351,553	50,910	3,648,785	4,051,248	4,051,248	4,051,248	0
2006	351,553	51,418	1,170,365	1,573,336	1,573,336	1,573,336	0
2005	359,825	51,926	826,140	1,237,891	1,237,891	1,237,891	0
2004	359,810	52,620	826,140	697,121	697,121	697,121	0
2003	359,810	54,646	550,760	697,121	697,121	697,121	0
2002	359,810	32,129	550,760	697,121	697,121	697,121	0
2001	359,810	7,797	550,760	697,121	697,121	697,121	0
2000	351,118	12,104	523,222	697,121	697,121	697,121	0
1999	383,404	12,614	523,222	697,121	697,121	697,121	0
1998	256,120	13,125	523,222	697,121	697,121	697,121	0
1997	205,293	13,662	495,684	697,121	697,121	697,121	0
1996	161,746	14,172	495,684	697,121	697,121	697,121	0
1995	161,746	14,685	495,684	697,121	697,121	697,121	0
1994	161,746	15,220	495,684	697,121	697,121	697,121	0
1993	161,746	15,731	495,684	697,121	697,121	697,121	0
1992	161,746	14,831	495,684	697,121	697,121	697,121	0
1991	193,268	15,312	495,684	697,121	697,121	697,121	0
1990	136,424	15,780	450,935	697,121	697,121	697,121	0
1989	136,424	16,248	437,166	697,121	697,121	697,121	0
1988	130,685	14,324	437,166	615,478	615,478	615,478	0
1987	128,914	6,325	289,149	544,997	544,997	544,997	0
1986	129,370	6,325	289,149	424,844	424,844	424,844	0
1985	127,430	6,325	343,674	477,429	477,429	477,429	0
1984	125,940	6,325	165,228	297,493	297,493	297,493	0
1983	125,940	6,325	132,499	264,764	264,764	264,764	0
1982	121,912	6,325	132,499	260,736	260,736	260,736	0

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.

There are no sales to display for this parcel.

This page has been visited 10,540 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176