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## Staff Report for Item 6

**To:** Chairman Michael Miller and Historic Architectural Review  
Commission Members

**From:** Kelly Perkins  
HARC Assistant Planner

**Meeting Date:** September 29, 2015

**Applicant:** Will Shepler

**Application Number:** H15-01-0821

**Address:** #907-909 Emma Street

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### Description of Work:

One-story rear addition to contributing house.

### Site Facts:

907-909 Emma first appears on the 1912 Sanborn maps. Listed as a contributing resource, the one-story frame vernacular house is located on a property that used to have another cbs structure that was not contributing. The cbs building was demolished in 2005 as part of HARC approved plans submitted by Bender and Associates in 2004. That project was to build a two-story addition on the rear of the contributing house and then another 2.5 story building behind the contributing building. In 2011, HARC approved a revision to those plans, and the two-story addition was constructed. The proposed project today is a change from the previously approved plans. Rather than build the 2.5 story building, the applicant is proposing to build a one-story addition.

### Guidelines Cited in Review:

Additions & Alterations/New Construction (pages 36-38a), specifically guidelines 1 through 8 of additions and alterations.

### Staff Analysis

This Certificate of Appropriateness proposes constructing a new addition on the rear. The new addition will not touch any historic portions of the house. The proposed addition will be approximately 20 feet tall, shorter than the addition that was constructed in 2011. The frame

structure will have wood siding, aluminum impact windows and doors. The plans also include a deck, pool, and storage shed in the rear of the property.

### **Consistency with the Guidelines**

This project alters no historic fabric, and the new addition will be on the rear and not publicly visible. The proposed addition is also a much improvement over the previously approved designs. This much smaller addition will have no adverse impact on the neighborhood and the historic district. Staff feels that the project is consistent with the guidelines regarding additions, alterations, and new construction.

# APPLICATION



## SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

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

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

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

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

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

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

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

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

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

RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

### PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10  STAFF APPROVAL: \$50  COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

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

ADDITIONAL INFORMATION: \_\_\_\_\_

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

ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:

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

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

SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

**SIGN SPECIFICATIONS**

	<b>PROPOSED MATERIALS:</b>	<b>SIGNS WITH ILLUMINATION:</b>
		<b>TYPE OF LTG.:</b>
<b>OF FONTS:</b>		<b>LTG. LINEAL FTG.:</b>
		<b>COLOR AND TOTAL LUMENS:</b>

**ARG LIGHT FIXTURES PLEASE INDICATE HOW MANY:** \_\_\_\_\_ **INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.**

**OFFICIAL USE ONLY:**

**HARC STAFF OR COMMISSION REVIEW**

**APPROVED**  
  **NOT APPROVED**  
  **DEFERRED FOR FUTURE CONSIDERATION**  
  **TABLED FOR ADD'L. INFO.**

**HARC MEETING DATE:** \_\_\_\_\_ | **HARC MEETING DATE:** \_\_\_\_\_ | **HARC MEETING DATE:** \_\_\_\_\_

**REASONS OR CONDITIONS:**

\_\_\_\_\_

\_\_\_\_\_

**STAFF REVIEW COMMENTS:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**HARC PLANNER SIGNATURE AND DATE:** \_\_\_\_\_ | **HARC CHAIRPERSON SIGNATURE AND DATE:** \_\_\_\_\_

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

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

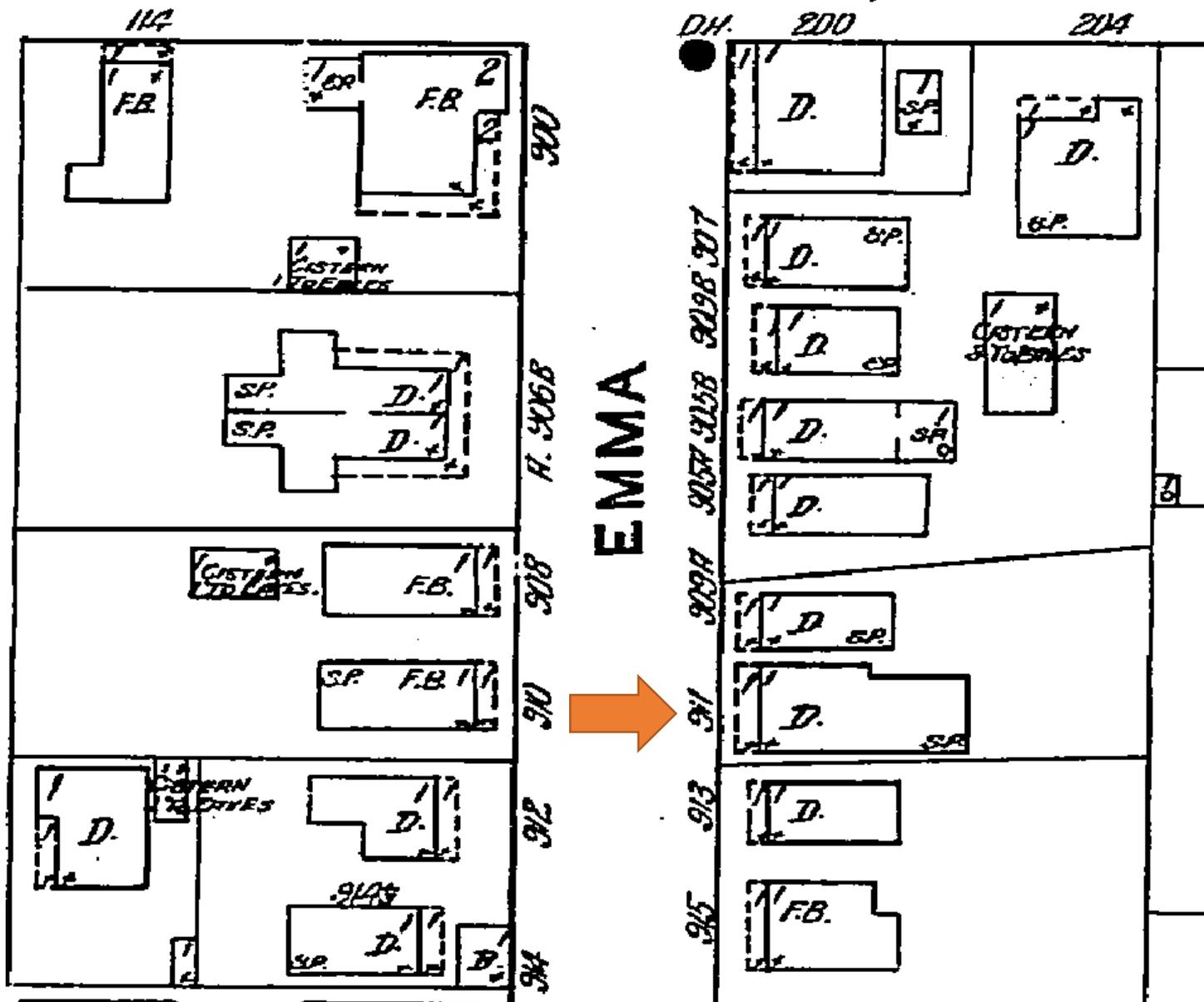
FLORIDA STATUTE 489: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 489.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS.

IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES. FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

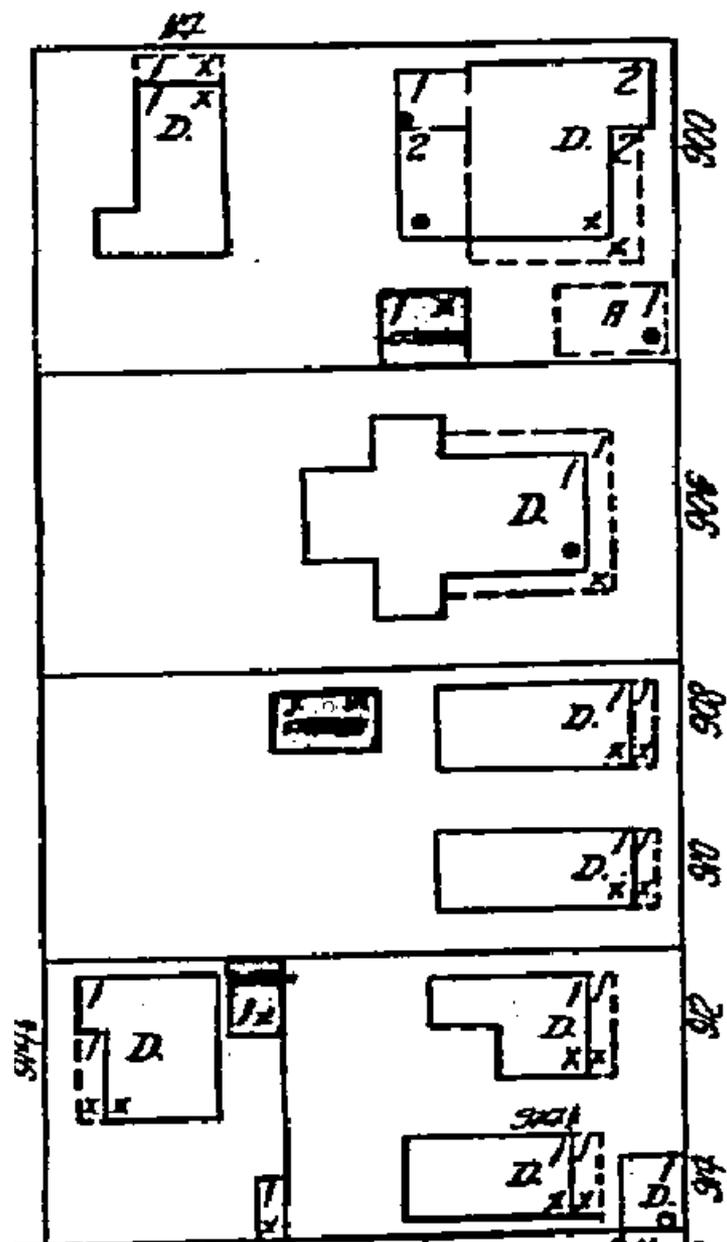
**OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:**

<b>HARC FEES:</b>	<b>BLDG. FEES:</b>	<b>FIRE MARSHAL FEE:</b>	<b>IMPACT FEES:</b>	<b>CBO OR PL. EXAM. APPROVAL:</b>
				<b>DATE:</b>

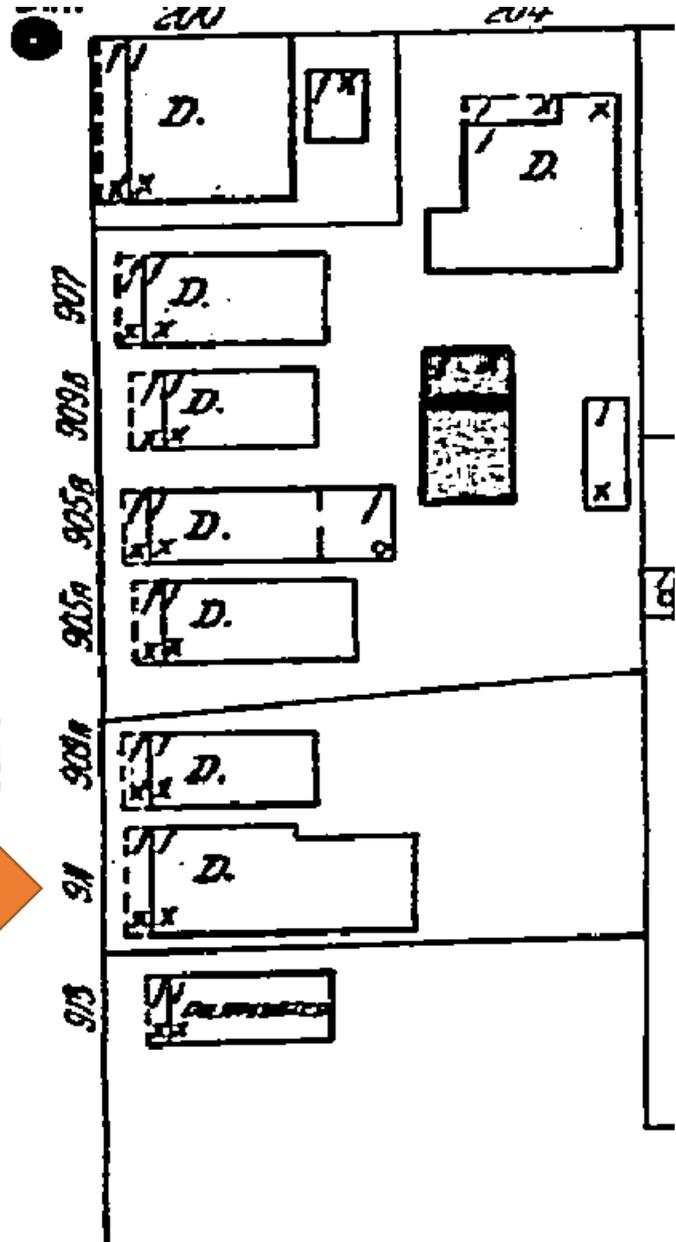
# SANBORN MAPS



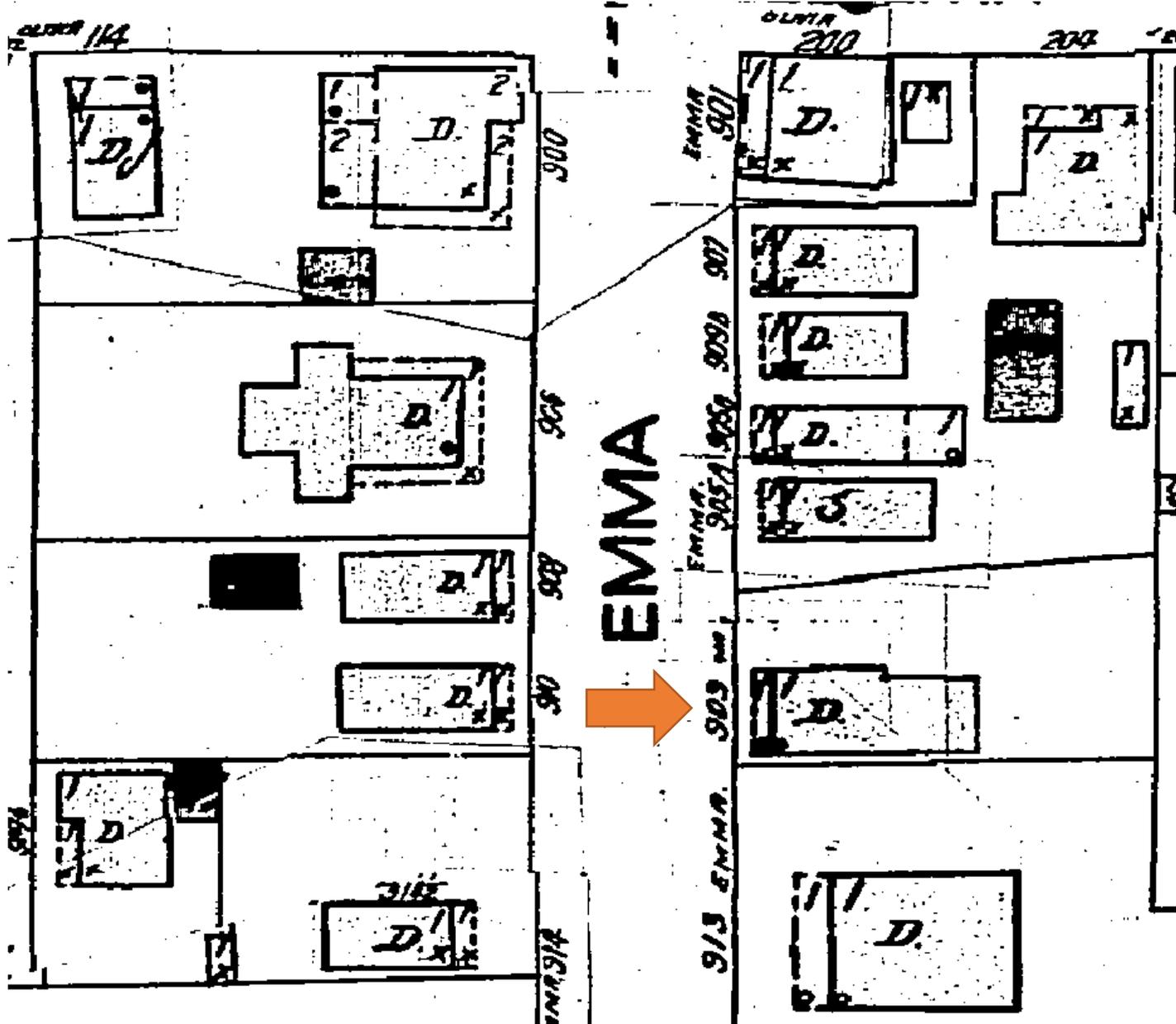
1912 Sanborn Map



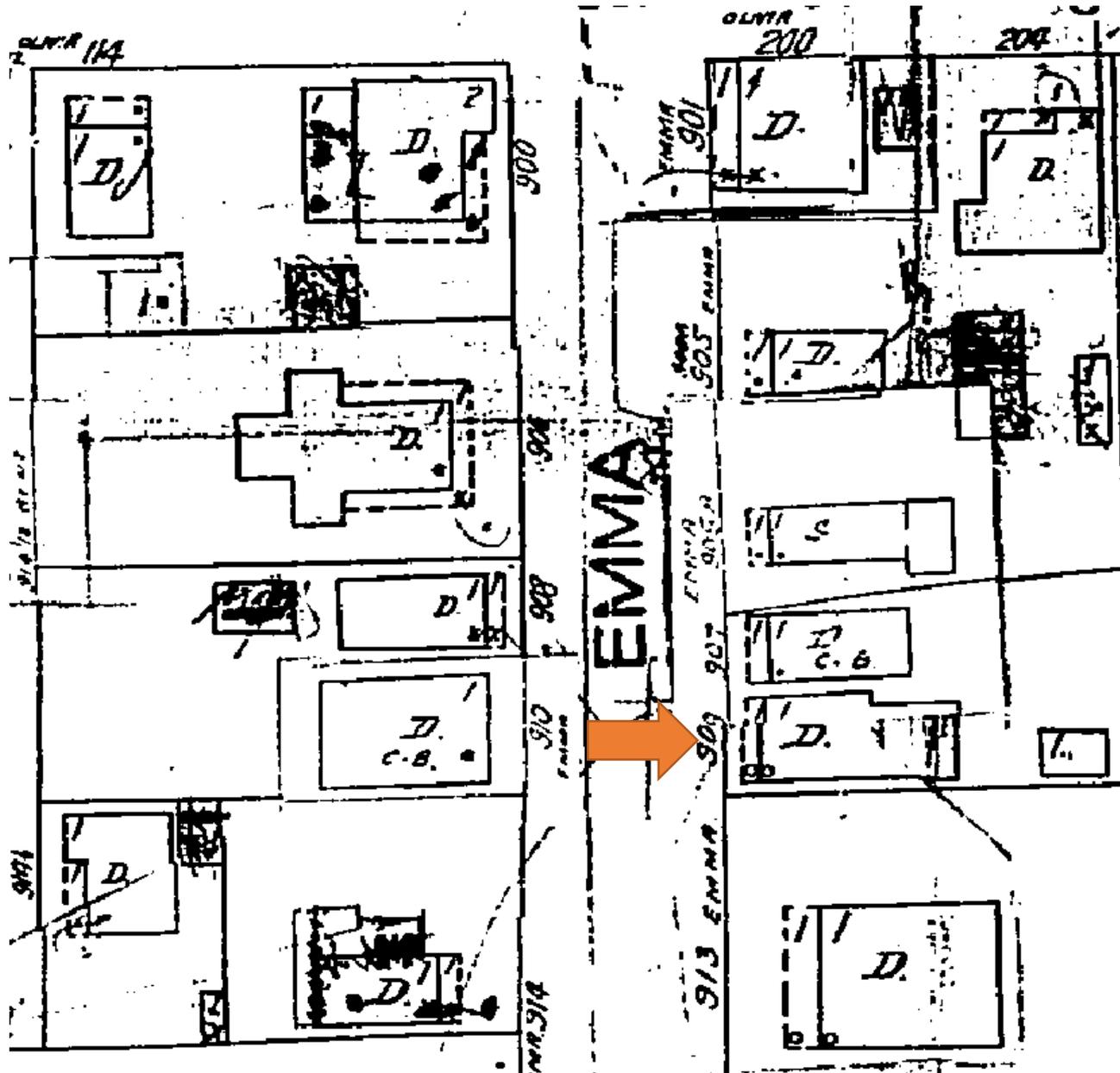
EMMA



1926 Sanborn Map

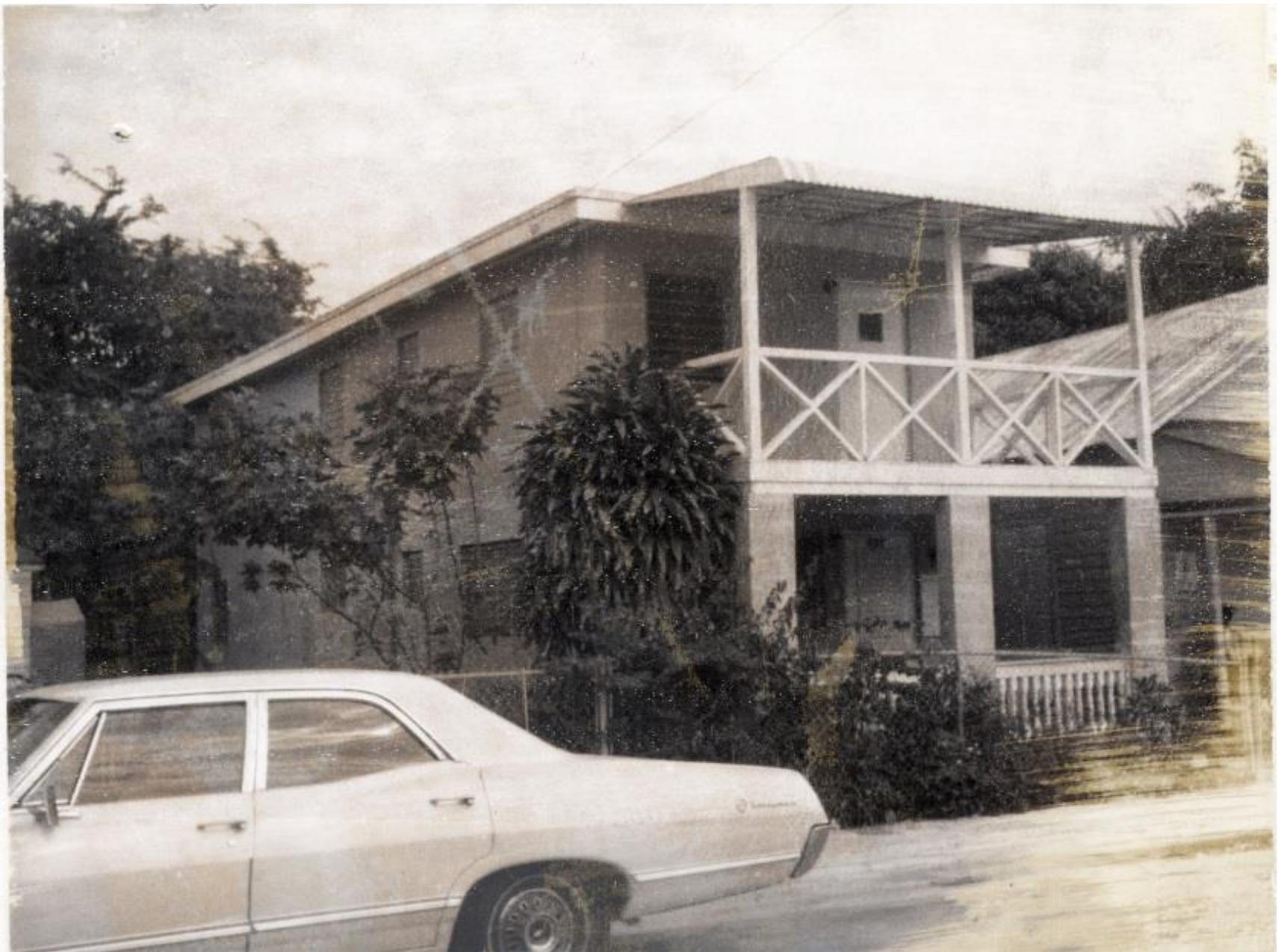


1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS



Two-story CBS building that was demolished in 2005.  
Property Appraiser's Photograph, c. 1965. Monroe County Public Library.



RESIDENTIAL PERMIT PARKING

RESIDENTIAL PERMIT











COLLEEN & MARGARET  
RICK LIVELY  
305-797-7233  
www.ricklively.com

POSTED  
NO PARKING  
8:00 AM - 5:00 PM







CALLAGHAN & BARNETT, LLC  
BUCK LIVELY  
305-797-7233

353WH



430  
2010

South side

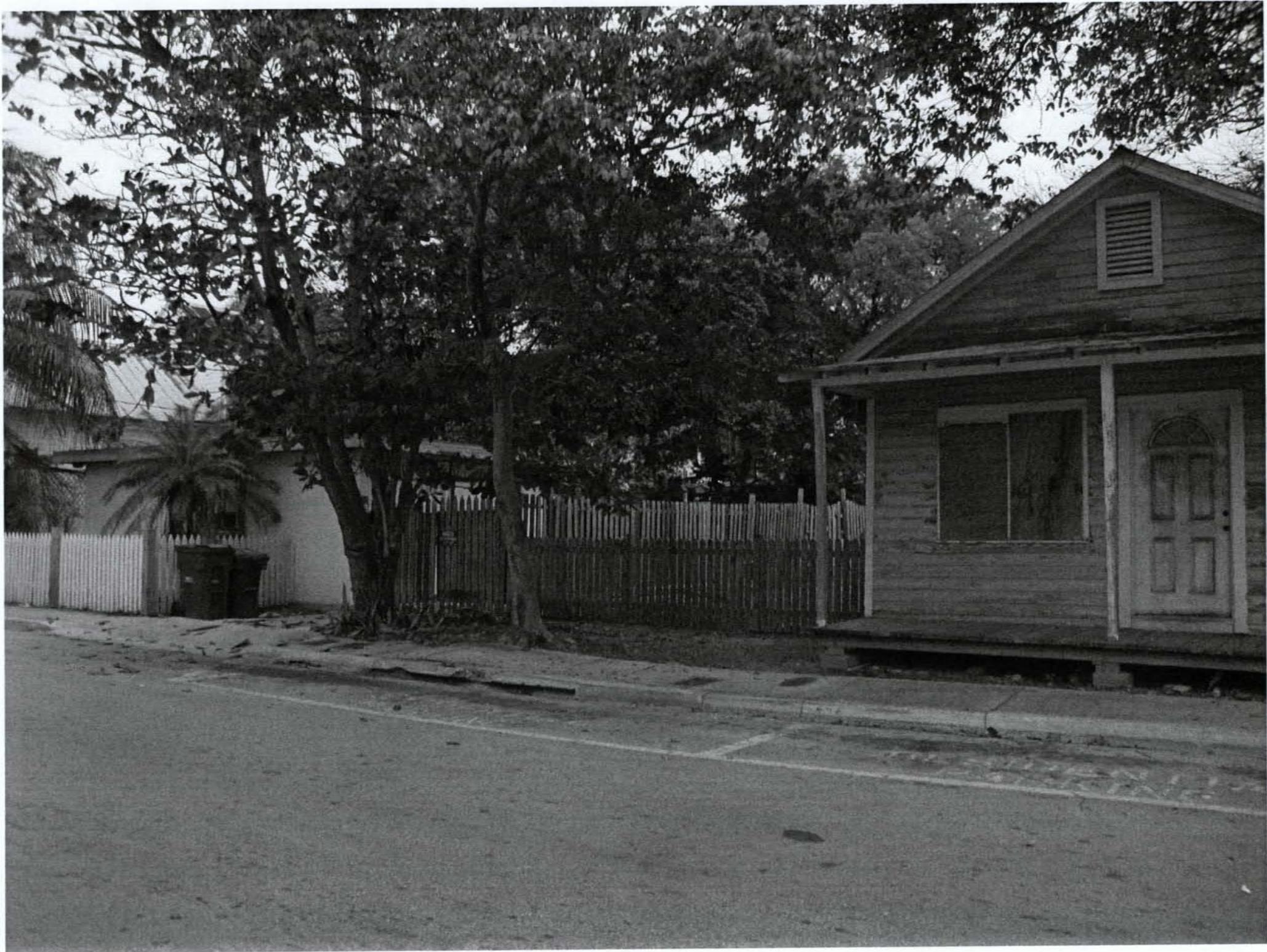


Rear



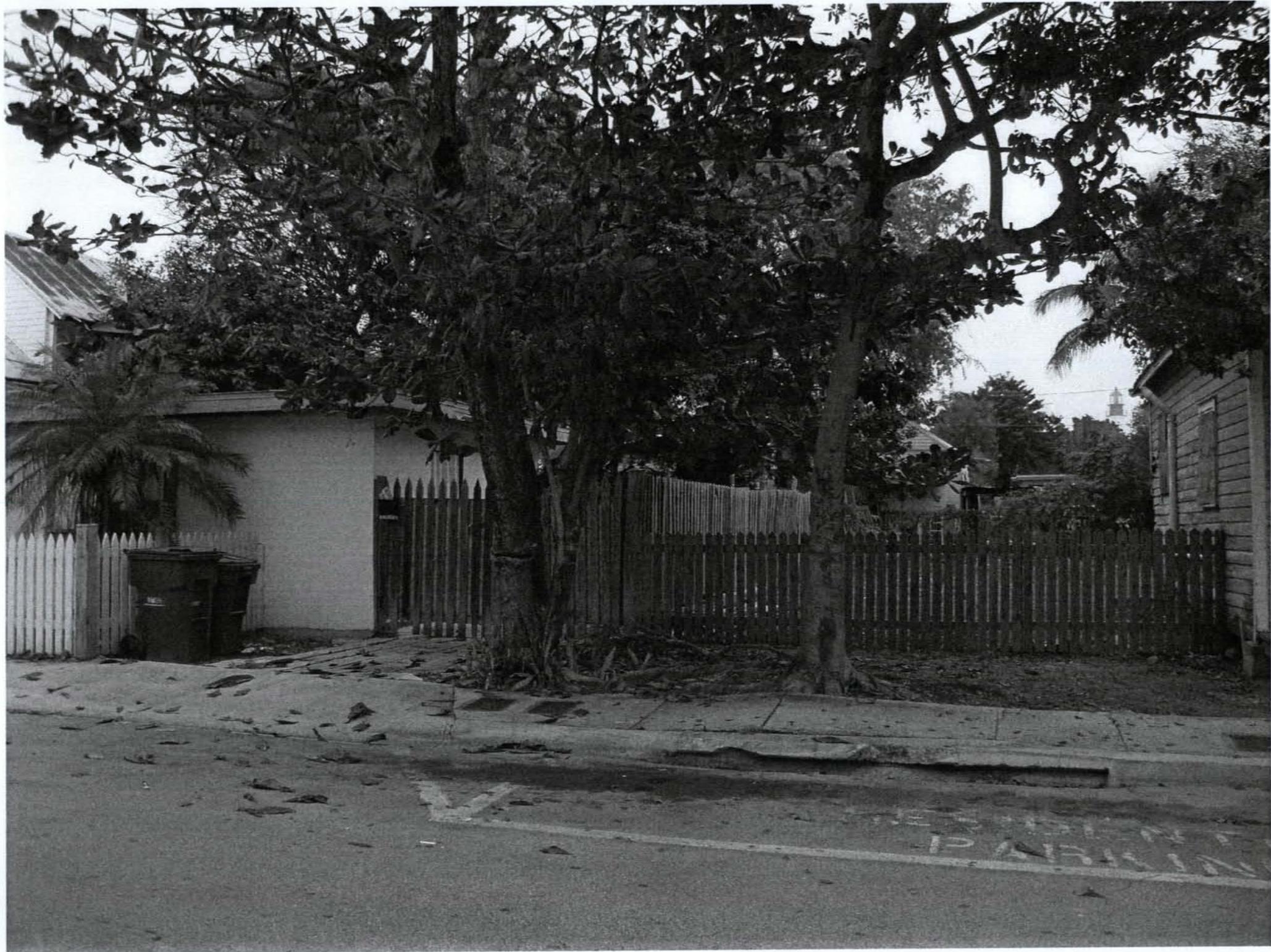
Rear & North side



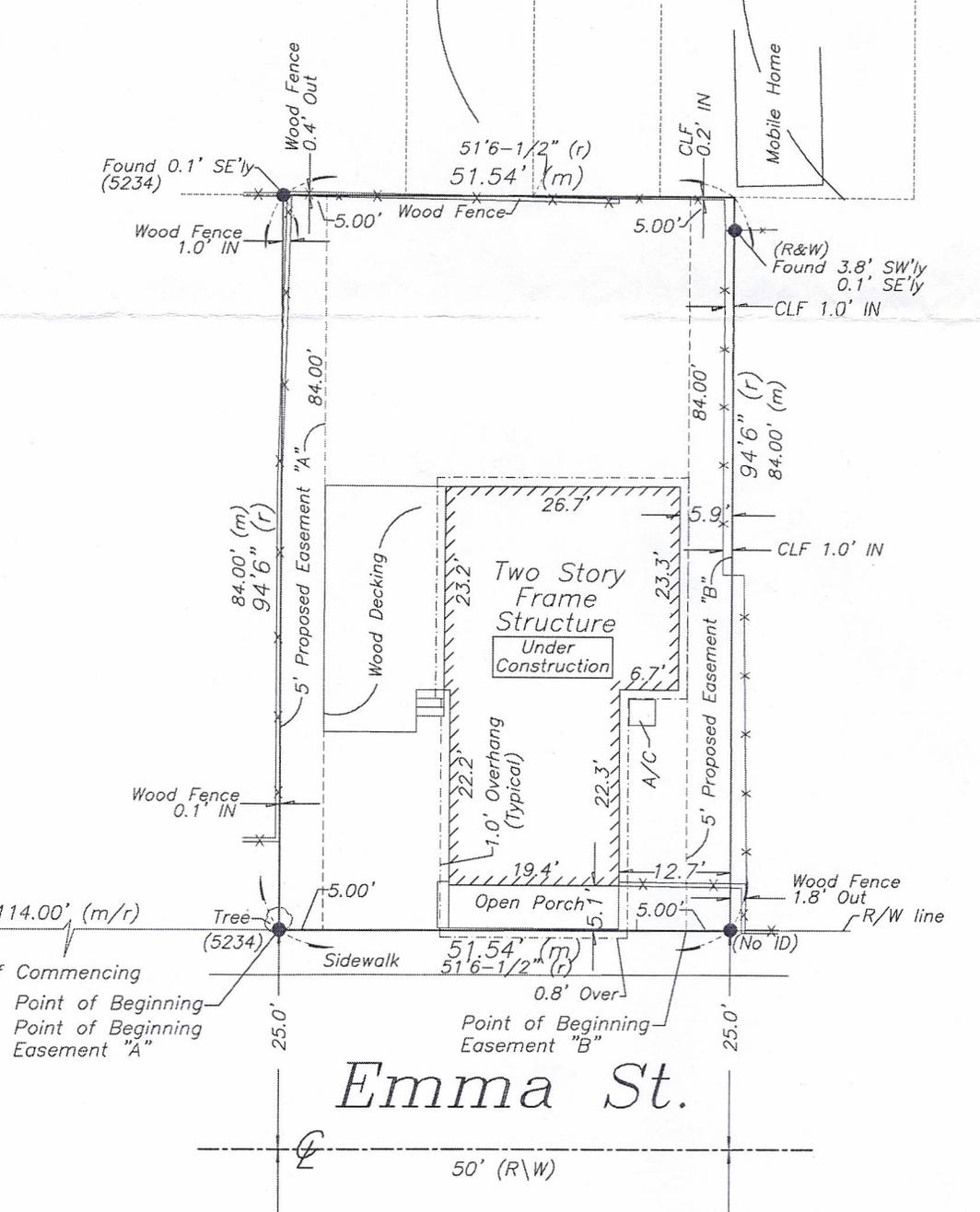




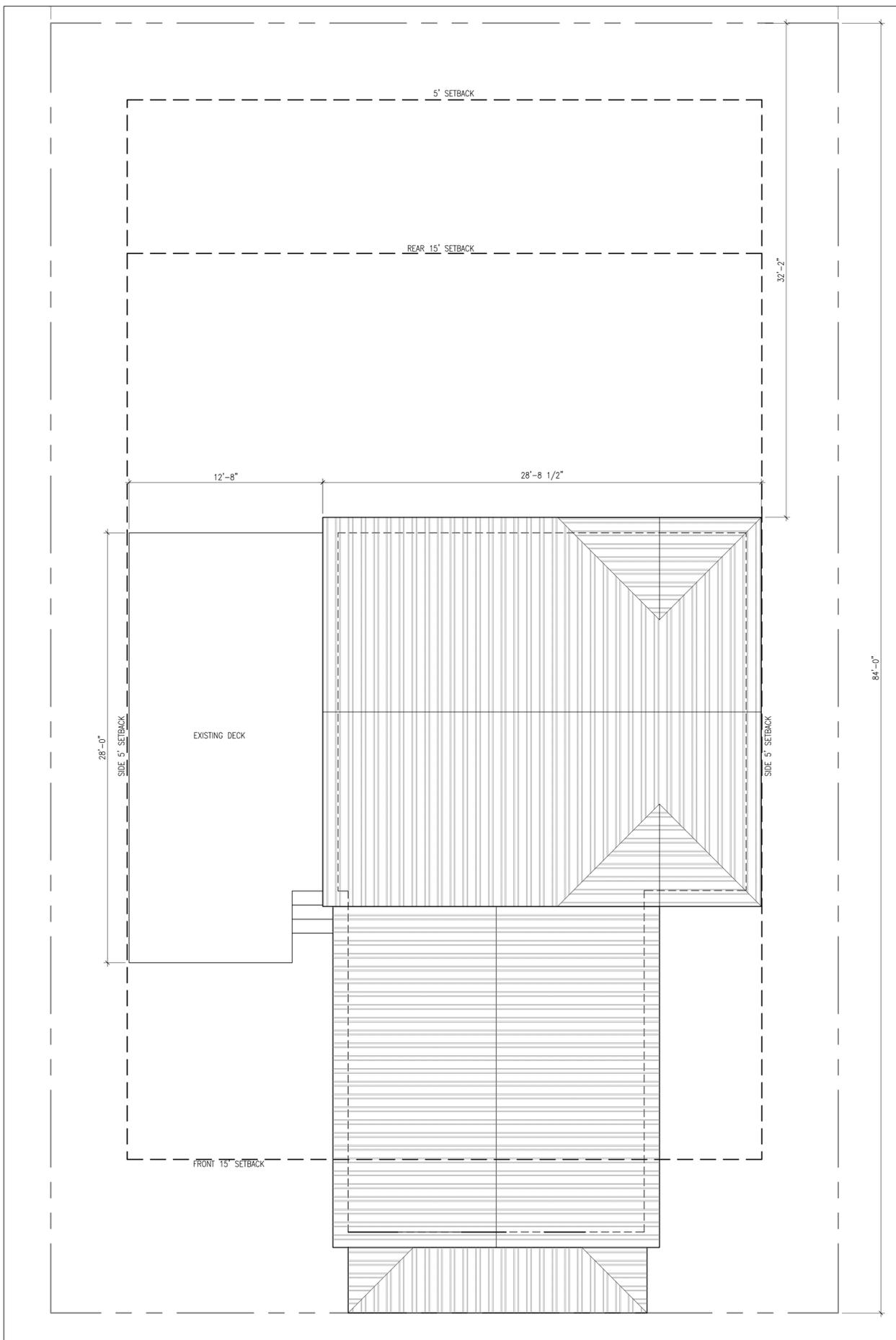




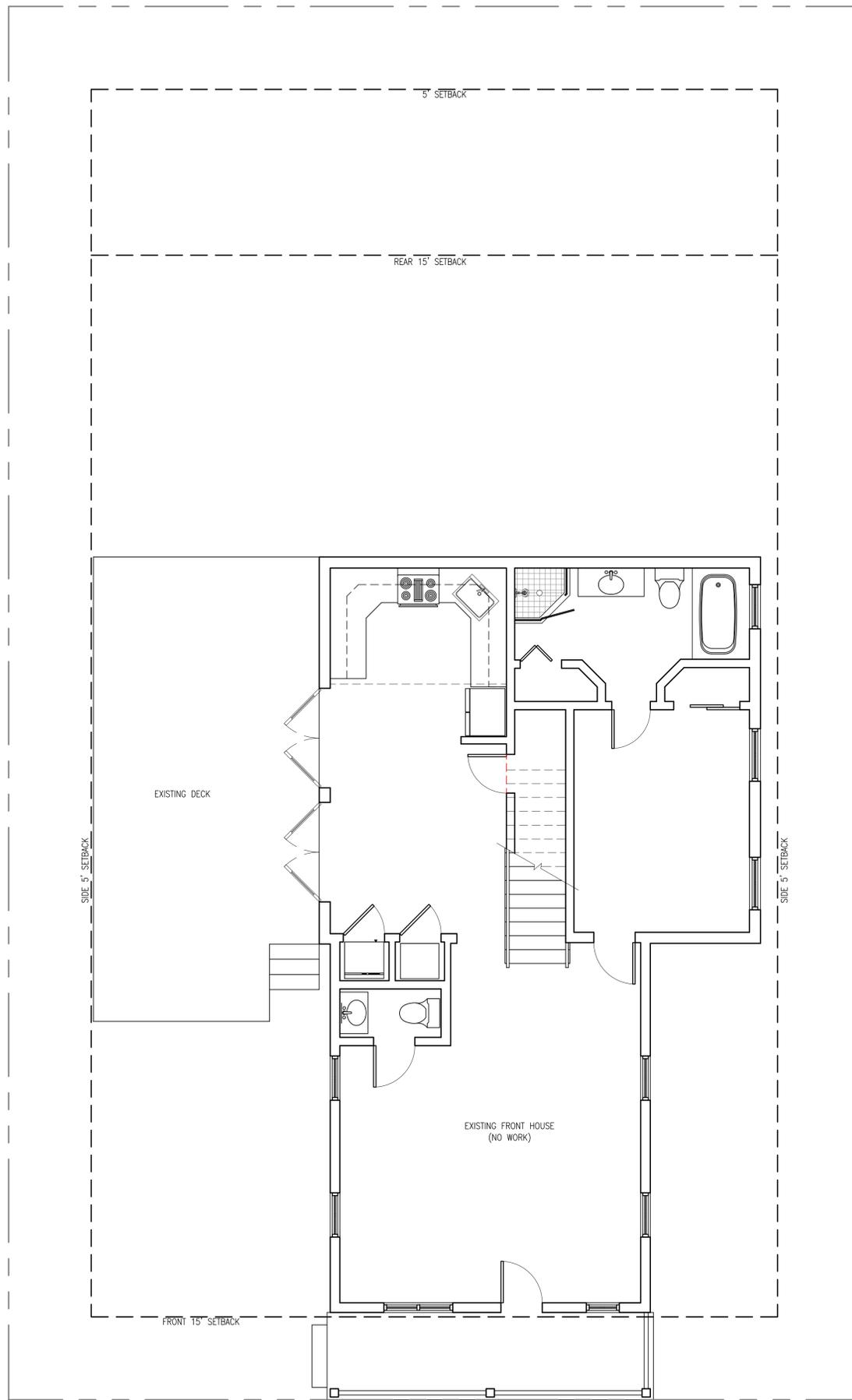
# SURVEY



# PROPOSED DESIGN



**2** EXISTING ROOF - SITE PLAN  
 AE2.1 SCALE: 1/4"=1'-0"



**1** EXISTING FIRST FLOOR PLAN - SITE PLAN  
 AE2.1 SCALE: 1/4"=1'-0"

Seal:  
 \_\_\_\_\_  
 \_\_\_\_\_

Consultants:  
 \_\_\_\_\_  
 \_\_\_\_\_

Submissions / Revisions:  
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**907 EMMA STREET**  
 KEY WEST, FL  
**RESIDENTIAL ADDITION PROJECT**

Drawing Size: 24x36 | Project #: 15004

Title:  
**EXISTING FLOOR / SITE / ROOF PLAN**

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

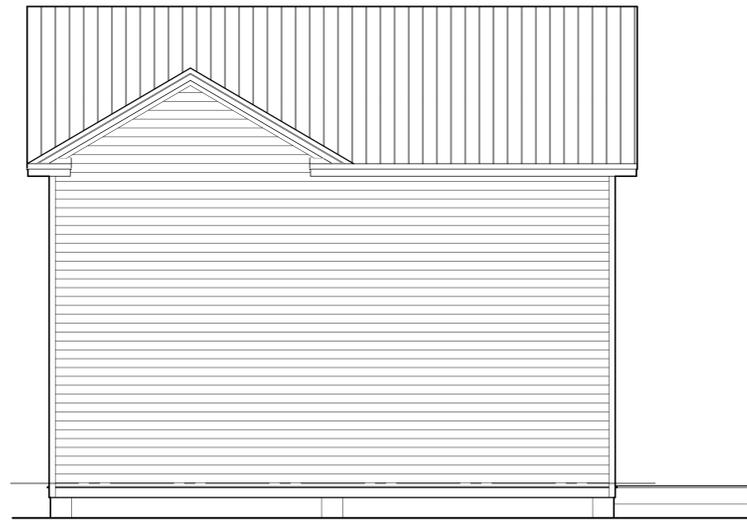
**AE-2.1**



Seal:  
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Consultants:  
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Submissions / Revisions:  
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4 EAST ELEVATION  
 AE31 SCALE: 1/4"=1'-0"



3 SOUTH ELEVATION  
 AE31 SCALE: 1/4"=1'-0"



2 NORTH ELEVATION  
 AE31 SCALE: 1/4"=1'-0"



1 WEST ELEVATION  
 AE31 SCALE: 1/4"=1'-0"

**907 EMMA STREET**  
 KEY WEST, FL  
 RESIDENTIAL ADDITION PROJECT

Drawing Size: 24x36 | Project #: 15004  
 Title:

EXISTING ELEVATIONS

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

**AE-3.1**

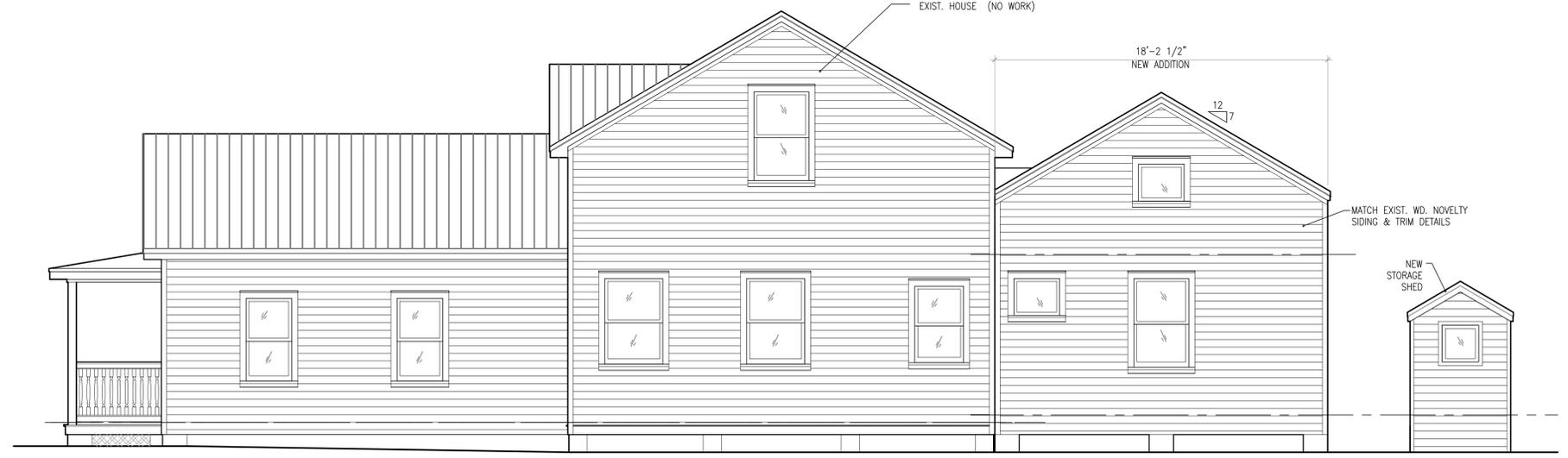
Date: - MAY 15, 2015  
 ©2015 by William Shepler Architect

Consultants:

Submissions / Revisions:



**4 EAST ELEVATION**  
 AE31 SCALE: 1/4"=1'-0"



**3 SOUTH ELEVATION**  
 AE31 SCALE: 1/4"=1'-0"

NOTE :  
 ELEVATION OF FINISH FLOOR AT NEW  
 ADDITION TO BE 1'-1" ABOVE B.F.E.



**2 NORTH ELEVATION**  
 AE31 SCALE: 1/4"=1'-0"



**1 WEST ELEVATION**  
 AE31 SCALE: 1/4"=1'-0"

**907 EMMA STREET**  
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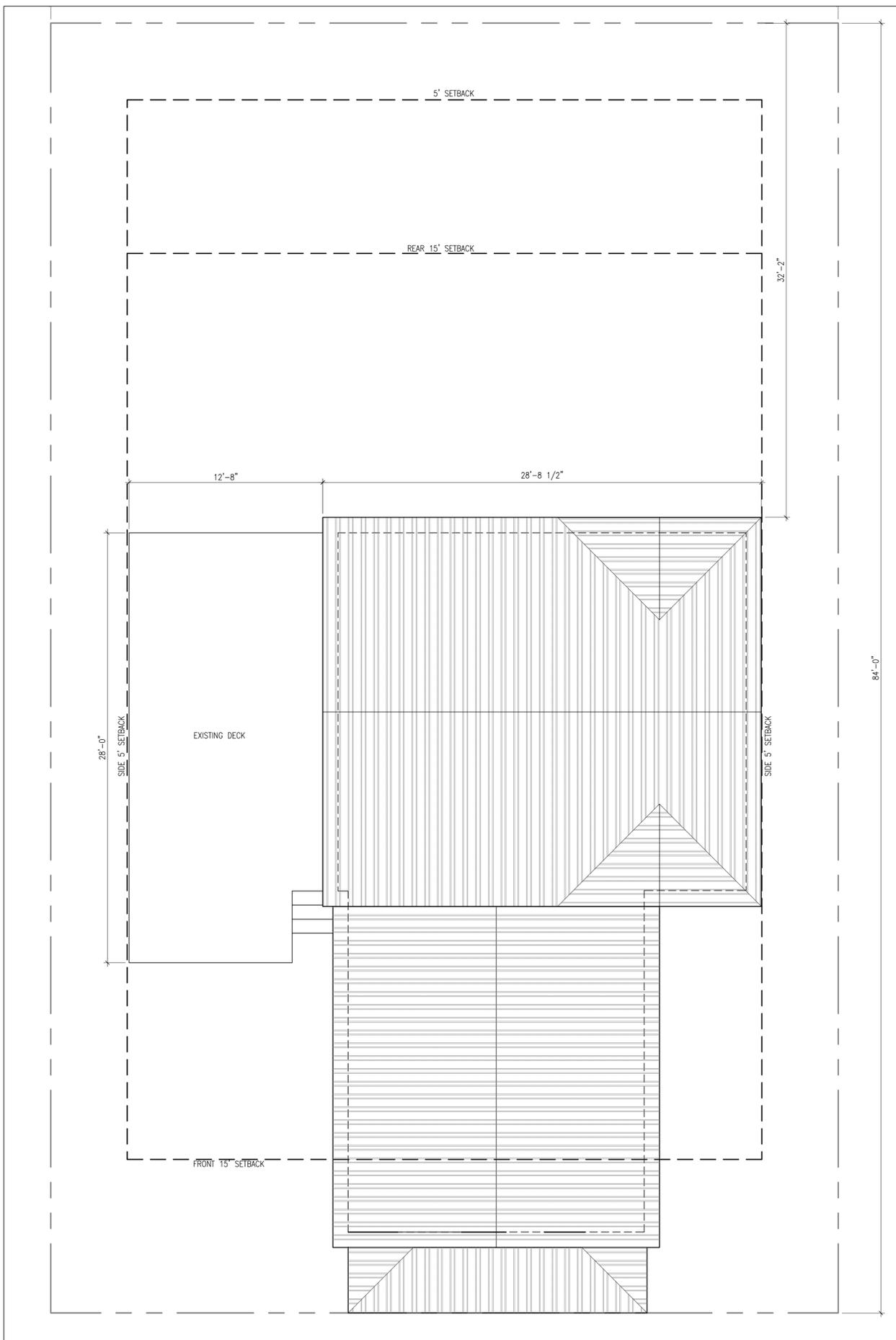
Title:

**PROPOSED ELEVATIONS**

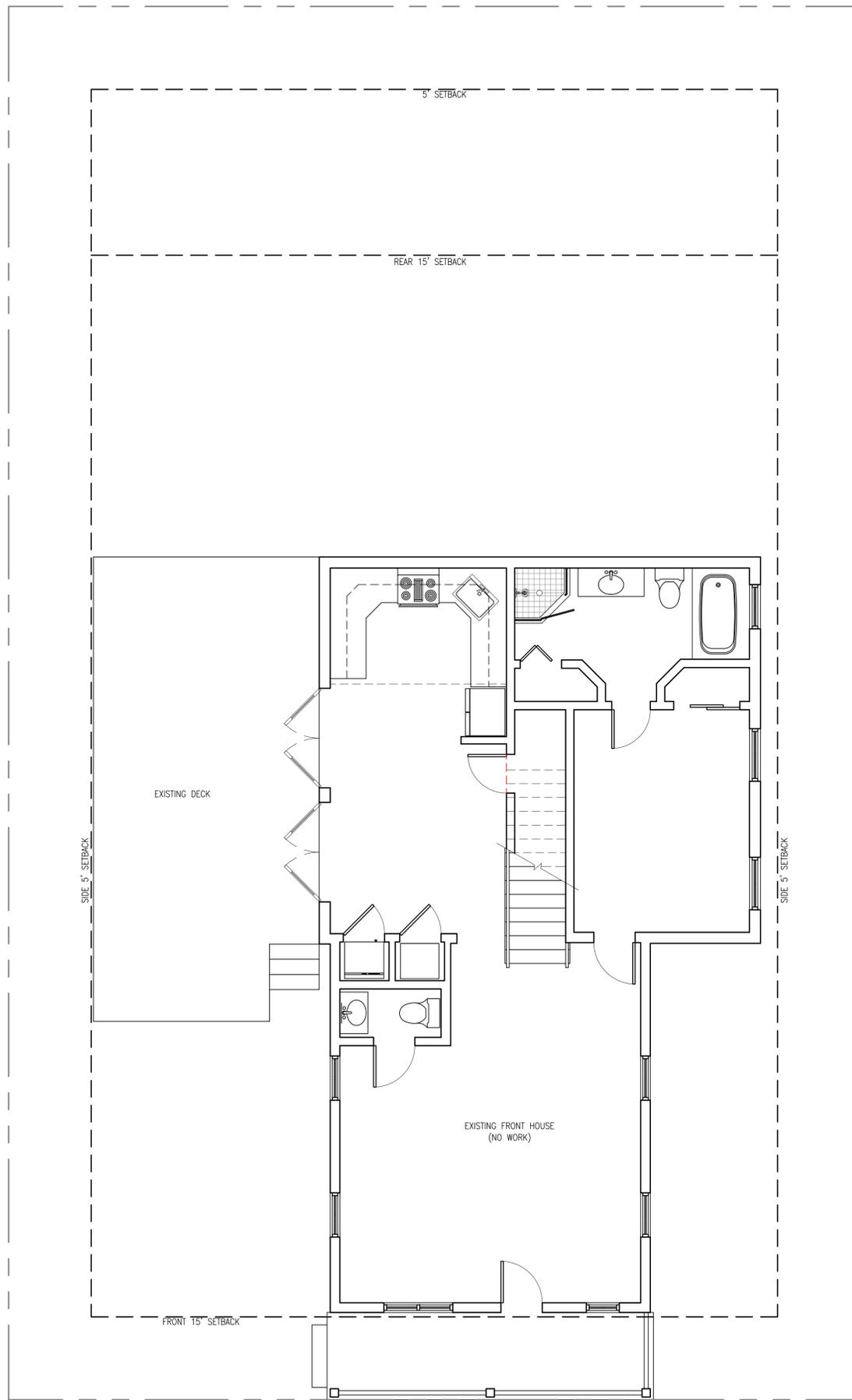
SCALE: 1/4"=1'-0"  
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**A-3.1**

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 ©2015 by William Shepler Architect



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

Seal:  
 \_\_\_\_\_  
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Consultants:  
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Submissions / Revisions:  
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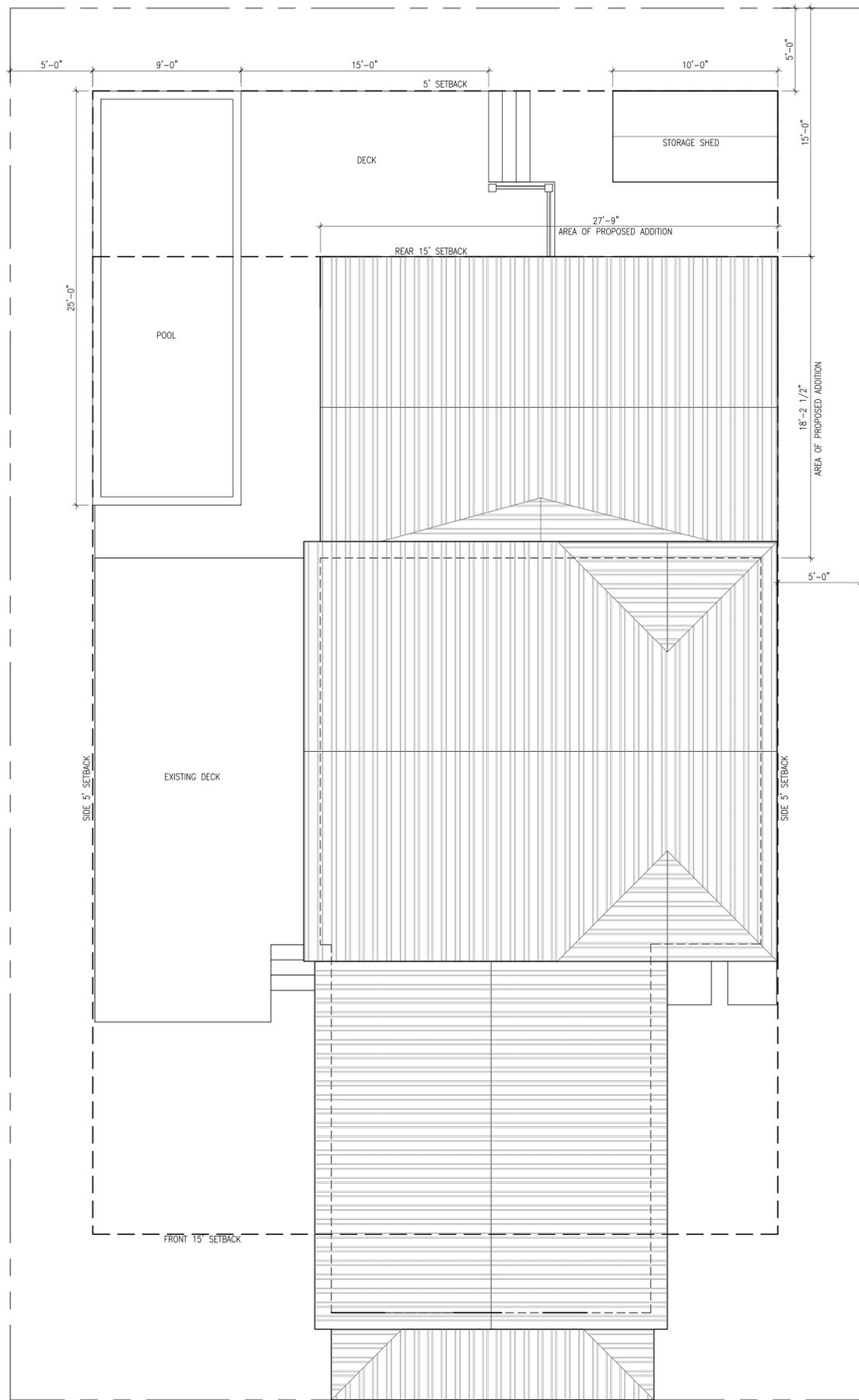
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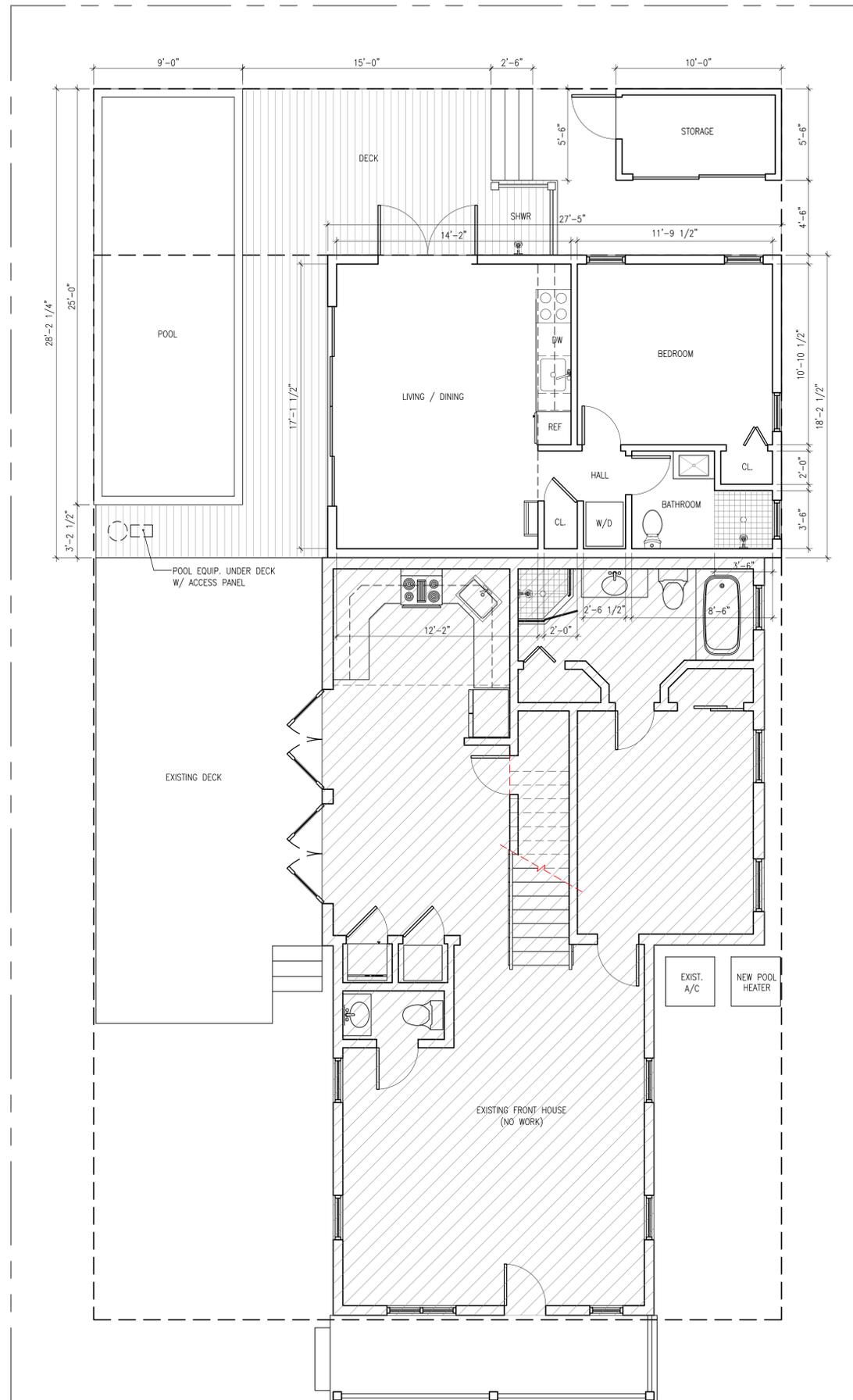
Title:  
**EXISTING FLOOR / SITE / ROOF PLAN**

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

**AE-2.1**



2 PROPOSED ROOF / SITE PLAN  
 A2.1 SCALE: 1/4"=1'-0"



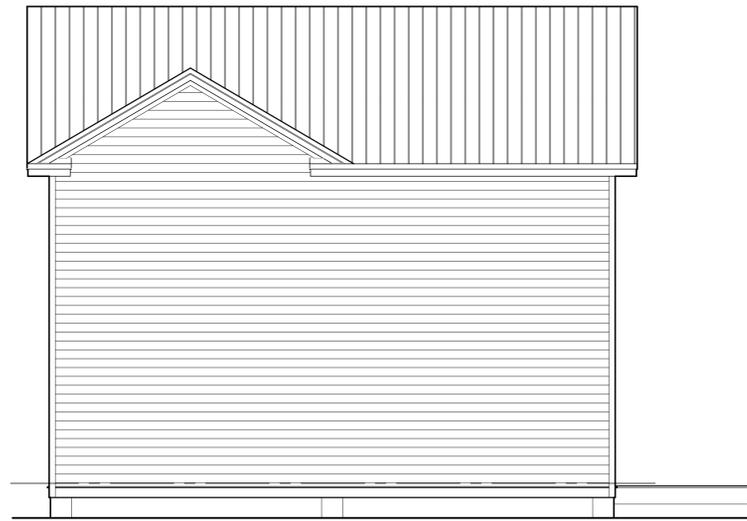
1 FIRST FLOOR PLAN - SITE PLAN  
 A2.1 SCALE: 1/4"=1'-0"

**907 EMMA STREET**  
 KEY WEST, FL  
 RESIDENTIAL ADDITION PROJECT

Seal:  
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Consultants:  
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Submissions / Revisions:  
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 EXISTING  
 ELEVATIONS

SCALE: 1/4" = 1'-0"  
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**AE-3.1**

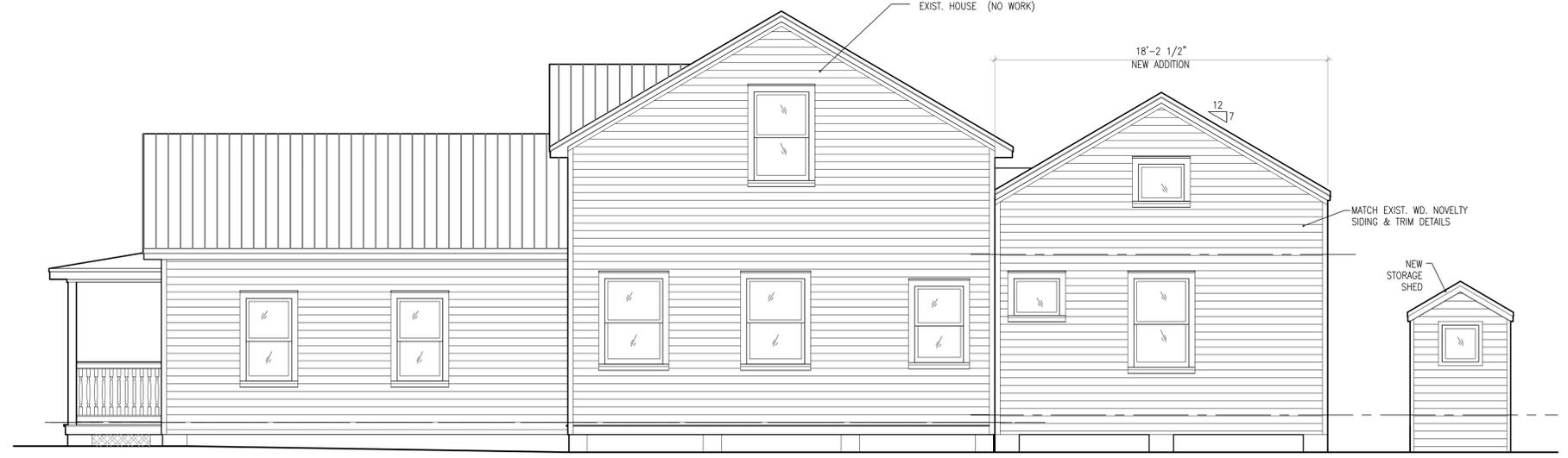
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 ©2015 by William Shepler Architect

Consultants:

Submissions / Revisions:



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**907 EMMA STREET**  
 KEY WEST, FL  
 RESIDENTIAL ADDITION PROJECT

Drawing Size: 24x36  
 Project #: 15004

Title:

**PROPOSED ELEVATIONS**

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

**A-3.1**

Date: - MAY 15, 2015  
 ©2015 by William Shepler Architect

# Zoning Calculations

9/8/15

Property Address: 907 Emma

Zoning District: HMDR

	<b>ALLOWED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>COMPLIANCE</b>
<b>HEIGHT</b>	30'	N/A	No Change	N/A
<b>BUILDING COVERAGE</b>	40%	1,160 s.f. (26.8%)	1,720 s.f. (39.7%)	Yes
<b>IMPERVIOUS SURFACE RATIO</b>	60%	1,160s.f. (26.8%)	1,945 s.f. (44.9%)	Yes
<b>LOT SIZE</b>	Min. 4,000 s.f.	4,329 s.f.	N/A	N/A
<b>LOT WIDTH</b>	Min. 40'	51.54'	N/A	N/A
<b>LOT DEPTH</b>	Min. 90'	84'	N/A	N/A
<b>FRONT SETBACK</b>	Min. 10'	N/A	No Change	N/A
<b>SIDE SETBACK (SOUTH)</b>	Min. 5'	5'	5'	Yes
<b>SIDE SETBACK (NORTH)</b>	Min. 5'	18'-9"	No Change	Yes
<b>REAR SETBACK</b>	Min. 15'	15'-8"	15'-0"	Yes
<b>OPEN SPACE</b>	Min. 35%	2,791s.f. (64.4%)	1,697s.f. (39.2%)	Yes



# ESTATE COLLECTION

Impact Resistant Windows & Doors

A large, modern estate home at dusk. The house features a two-story design with a prominent balcony on the upper level, enclosed by a glass railing. The interior lights are on, creating a warm glow that is visible through the large windows and glass doors. In the foreground, there is a swimming pool with a dark, modern design. The pool is surrounded by a patio area with outdoor furniture, including a dining table and chairs, and a lounge area with a sofa. The overall atmosphere is one of luxury and sophisticated living.

if it's worth protecting it's worth  
the estate collection.

everywhere quality, beauty and strength matter



Tests have proven that many of our products withstand winds of nearly 300 MPH.

CGI windows and doors exude quality without compromise. As the premier manufacturer of impact resistant windows and doors, our products offer superior strength, energy efficiency and beauty. Every detail reflects our commitment to exceptional quality, from our strong commercial-grade aluminum frames to impact resistant

## LARGER STAINLESS STEEL FASTENERS



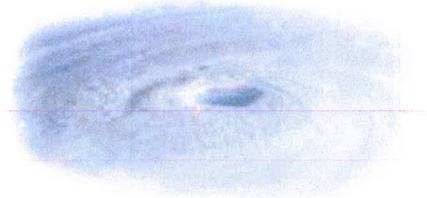
### ESTATE

We use #10-1 ¼ inch stainless steel fasteners in each window frame corner. Bigger, longer screws means more frame strength, greater longevity and better hurricane resistance.

### Theirs

Others use #8-1-inch galvanized screws in each corner.

## OVER 100% HIGHER DESIGN PRESSURES



### ESTATE

The higher the max design pressure the more resistant to hurricane strength winds. Our design pressure max is +110/-195.

### Theirs

Max design pressure is only +70/-90.

## THICKER LAMINATED GLASS



Our glass thickness-  
7/16"



Their glass thickness-  
5/16"

### ESTATE

Most Estate products use thicker glass.

### Theirs

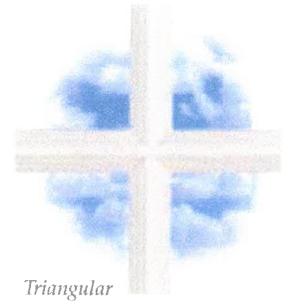
Typically use thinner glass.

## THE DIFFERENCE SUPERIOR ENGINE



# EERING *makes* IS CRYSTAL CLEAR

## DISTINCTIVE MUNTIN/GRID DETAILS



**ESTATE**  
*Our highly contoured muntin provides a fashionable look.*

**Theirs**  
*Some competitors offer basic, less contoured muntins that lack real style.*

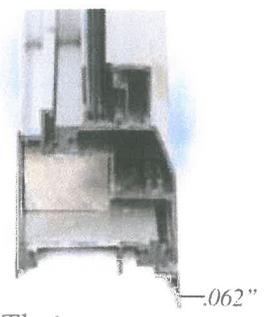
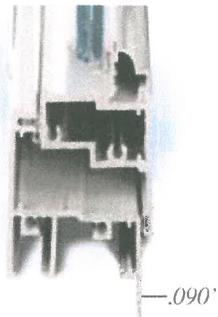
## ATTRACTIVE GLAZING BEAD TRIM



**ESTATE**  
*Designed to look like wood. Square is also available.*

**Theirs**  
*Only available in square.*

## THICKER ALUMINUM FRAME



**ESTATE**  
*Strength starts with an aluminum extrusion. At .090 ours is 45% thicker.*

**Theirs**  
*Standard aluminum thickness is just .062".*

PREVIOUSLY APPROVED DESIGN

# 2011 HARC Approved Plans



Carlos O. Rojas, AIA  
APR 0016754  
540 White Street  
Key West, FL 33040  
(305) 292-4870  
TinaRojas@hotmail.com

Revisions

NO.	DESCRIPTION

**Carlos O. Rojas, AIA**  
**907 & 909 EMMA STREET**  
**Key West, Florida**

Project Number  
121610  
Date  
12/16/10  
Drawn By  
Robin Leslie

**A3**



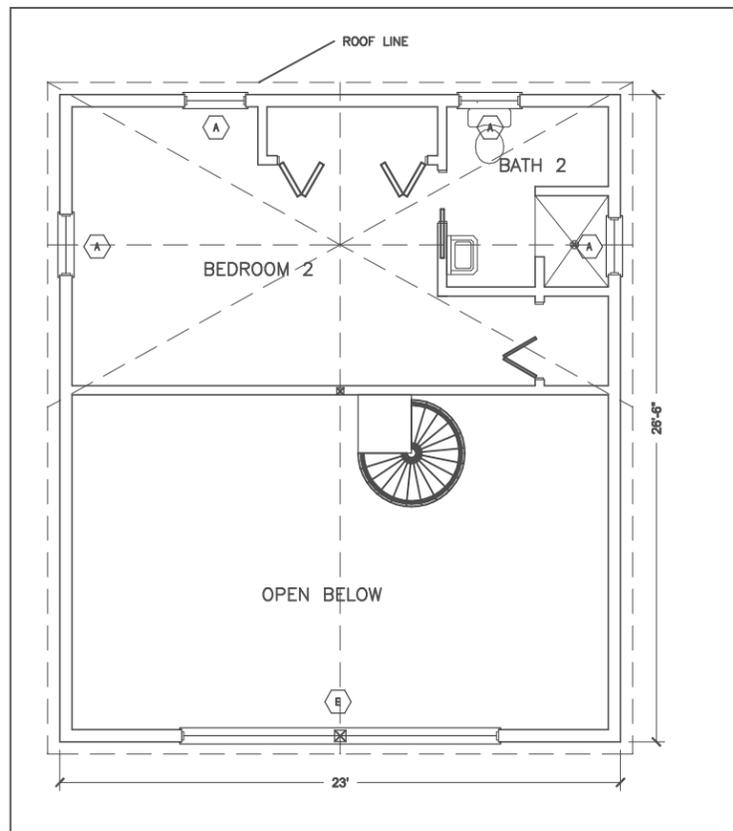
NORTH ELEVATION

1/8"=1'



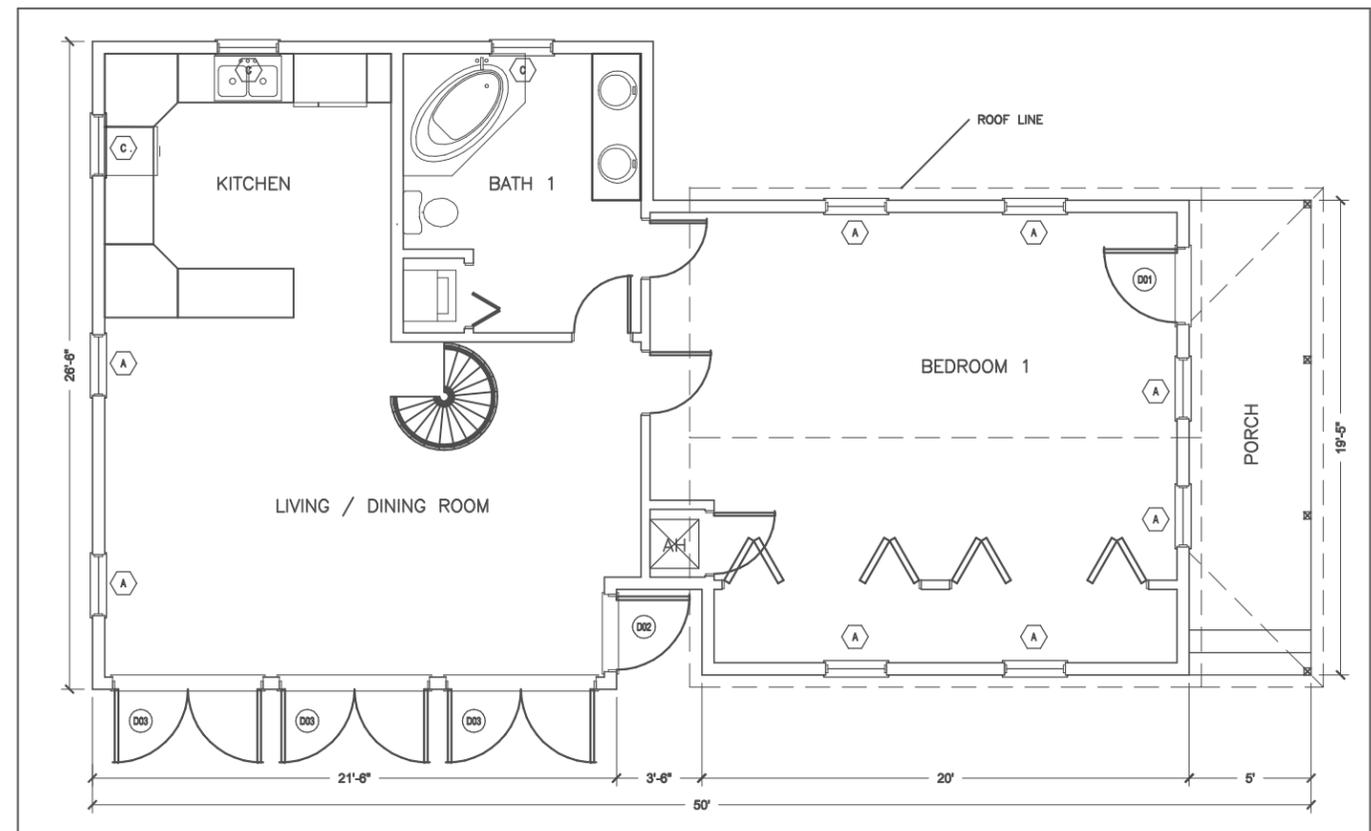
SOUTH ELEVATION

1/8"=1'



PROPOSED 2ND FLOOR

1/8"=1'



PROPOSED 1ST FLOOR

1/8"=1'



WEST ELEVATION

1/8"=1'



EAST ELEVATION

1/8"=1'



Carlos O. Rojas, AIA  
 APR 0016754  
 540 White Street  
 Key West, FL 33040  
 (305) 292-4870  
 Tim@rojas@hotmail.com

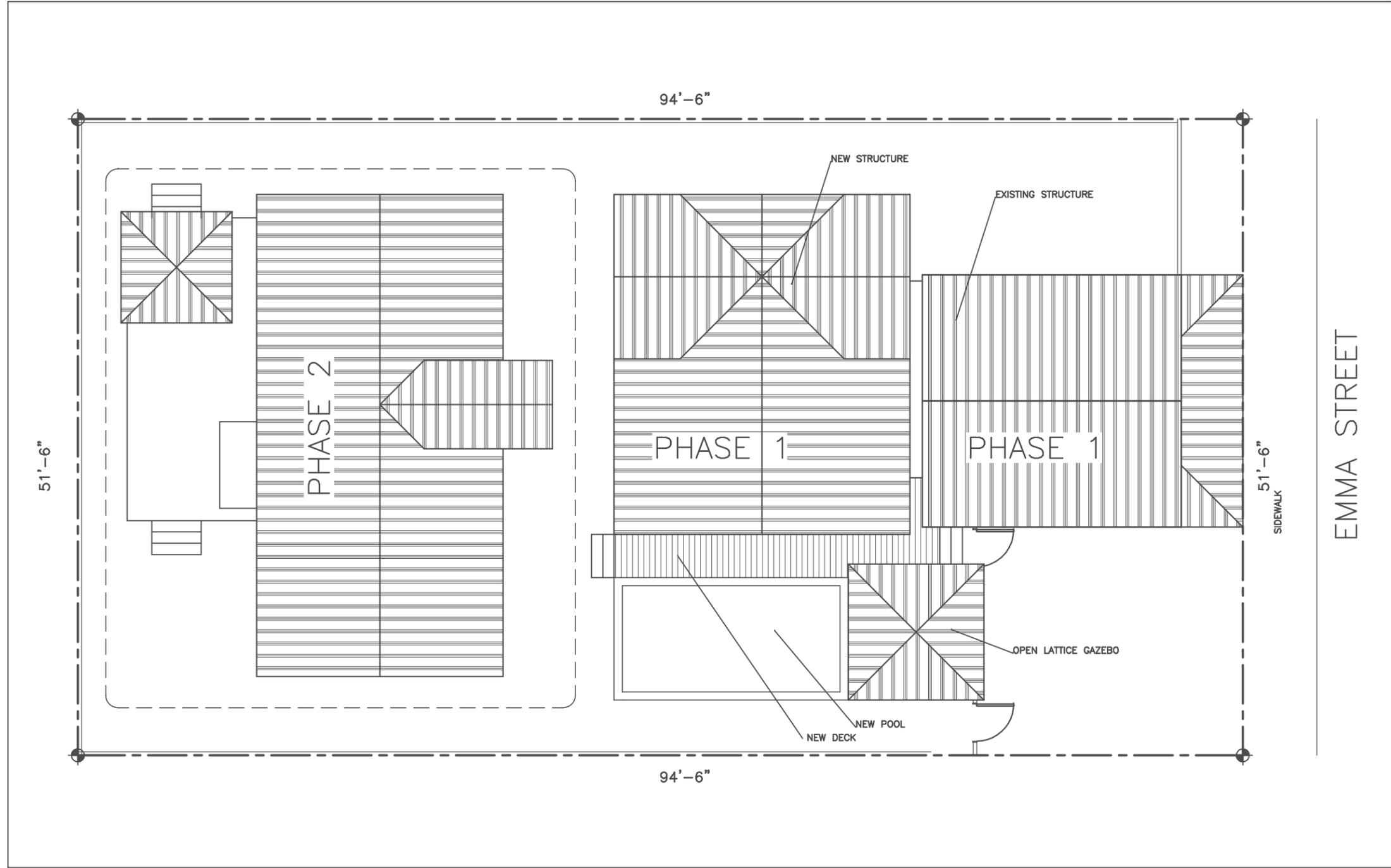
Revisions

NO.	DESCRIPTION

**Carlos O. Rojas, AIA**  
**907 & 909 EMMA STREET**  
**Key West, Florida**

Project Number  
 121610  
 Date  
 12/16/10  
 Drawn By  
 Robin Leslie

**A2**



PROPOSED SITE PLAN  
1"=10'



Carlos O. Rojas, AIA  
APR 0016754  
540 White Street  
Key West, FL 33040  
(305) 292-4870  
TinaRojas@hotmail.com

Revisions

NO.	DATE	DESCRIPTION

**Carlos O. Rojas, AIA**  
**907 & 909 EMMA STREET**  
**Key West, Florida**

Project Number  
121610  
Date  
12/16/10  
Drawn By  
Robin Leslie

**A1**



Carlos O. Rojas, AIA  
 AP 0016754  
 540 White Street  
 Key West, FL 33040  
 (305) 292-4870  
 TinaRojas@hotmail.com

Revisions

**Carlos O. Rojas, AIA**  
**907 & 909 EMMA STREET**  
**Key West, Florida**

Project Number  
 121610  
 Date  
 12/16/10  
 Drawn By  
 Robin Leslie

**A4**

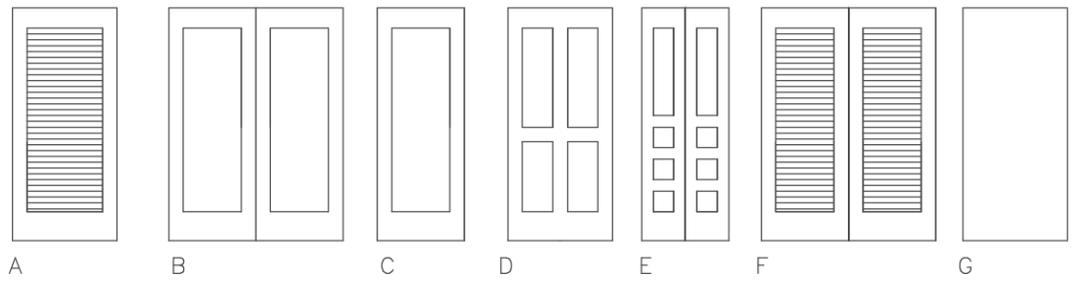


REAR PHASE 1

1/8"=1'

D O O R S C H E D U L E EXTERIOR PHASE 1

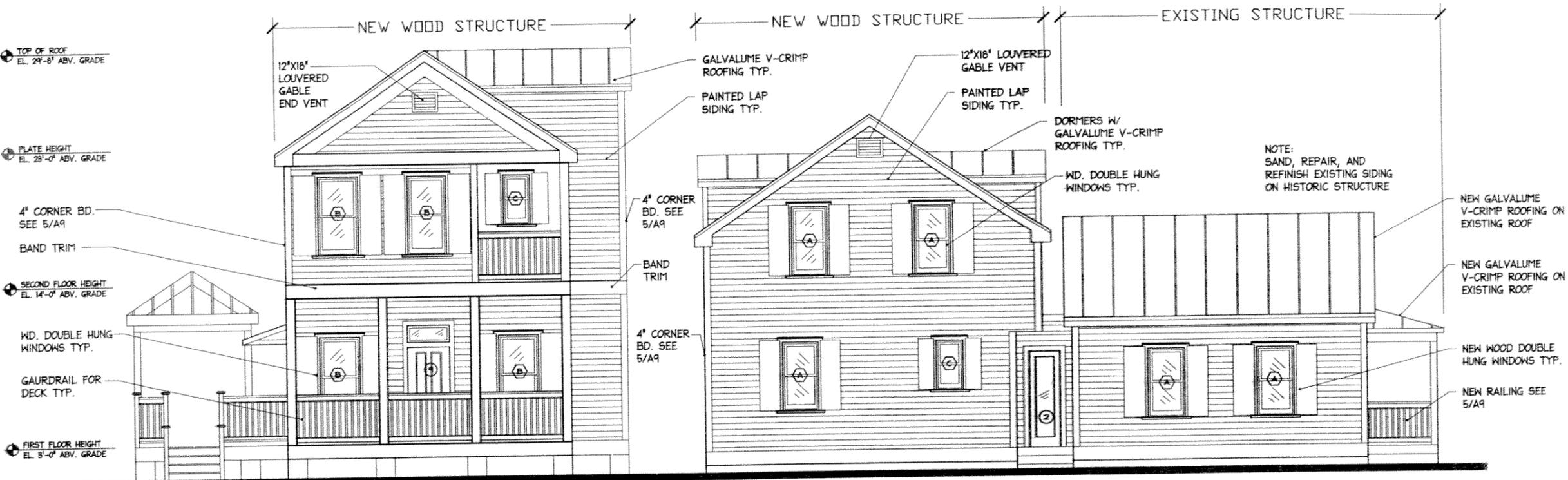
DOOR	MATERIAL	FRAME	MISC.	REMARKS													
					TYPE	EXT WD 1 LITE	INT WD 4 PANEL	INT WD FLUSH	EXT WD CUSTOM	EXT WD LOUVER	INT WD LOUVER	WOOD	EXT WD 4 PANEL	3	4	SINGLE DOOR	PAIR OF DRS
(NO) D01	3'-0"X6'-8"	1 3/4"	D														
D02	2'-6"X6'-8"	1 3/4"	C	O													
D03	(2) 3'-0"X6'-8"	1 3/4"	B	O										O			
D04																	
D05																	
D06																	
D07																	
D08																	
D09																	
D10																	



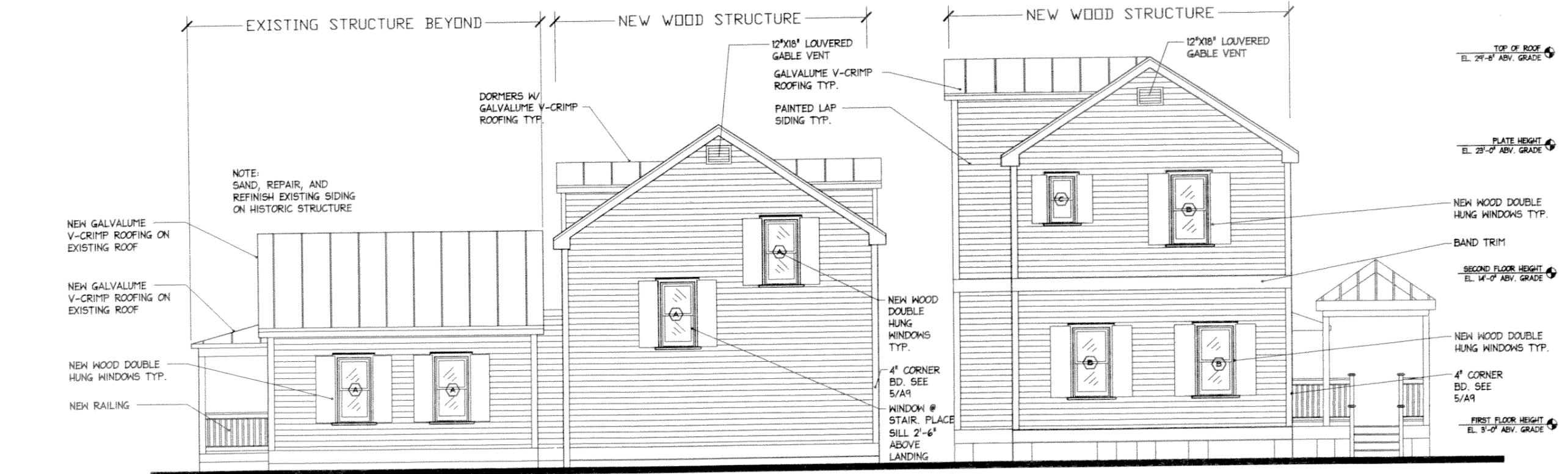
W I N D O W S C H E D U L E PHASE 1

WINDOW	MANUFACTURER	MISC.	REMARKS			
				INSUL. GLASS	TRANSOM	FIXED GLASS
MARK SIZE	MARVIN WOOD OR EQUAL.		LOW 'E' GLASS			
A 2'6"X4'10"	IMPACT	O	1/1			
B 2'10X5'4	IMPACT	O	1/1			
C 2'0"X3'0"	IMPACT	O	1/1			
D 1'4"X3'0"	IMPACT	O O				
E 18 SF	IMPACT	O				

# 2004 HARC Approved Plans



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



2 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"

907 & 909 EMMA STREET  
KEY WEST, FLORIDA



410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AAC002022

Bender & Associates  
ARCHITECTS  
P.A.

Project No. 0436  
EXTERIOR ELEVATIONS  
Date: 04/06/05

A12





NOTE:  
SAND, REPAIR, AND REFINISH EXISTING SIDING ON HISTORIC STRUCTURE

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



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

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 29, 2015 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**ONE-STORY REAR ADDITION TO CONTRIBUTING HOUSE.**

**FOR- #907-909 EMMA STREET**

**Applicant – Will Shepler**

**Application #H15-01-0821**

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# PROPERTY APPRAISER INFORMATION



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

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

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 1015458 Parcel ID: 00015110-000000**

### Ownership Details

**Mailing Address:**

907-909 EMMA STREET HOMEOWNERS ASSOCIATION INC  
PO BOX 438  
POLAND, ME 04274-0438

### Property Details

**PC Code:** 00 - VACANT RESIDENTIAL

**Millage Group:** 11KW

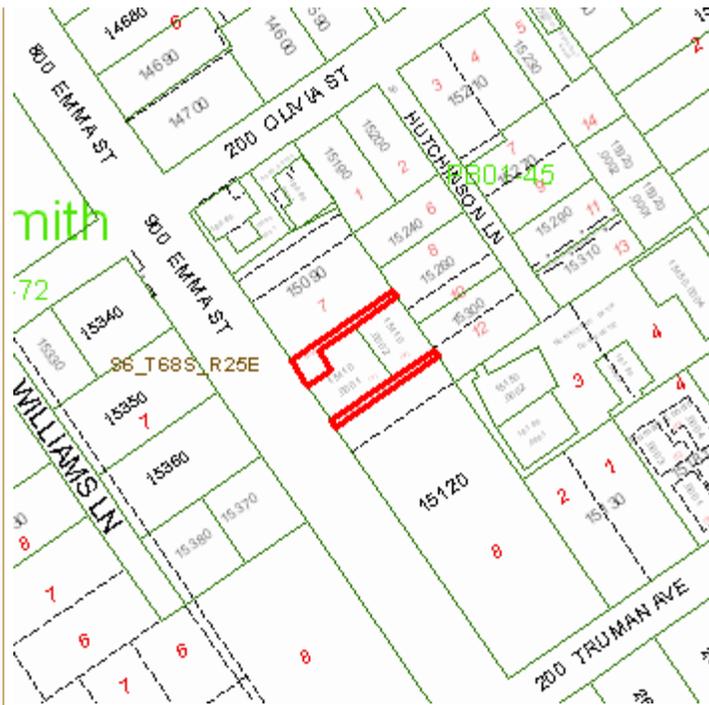
**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 907-909 EMMA ST KEY WEST

**Legal Description:** KW PT LOT 7 SQR 4 TR 3 RR-763 COMMON AREA FOR 907-909 EMMA STREET HOMEOWNERS ASSOCIATION INC  
OR238-280 OR836-1182 OR2006-455/56 OR2006-457/58 OR2041-2408D/C OR2041-2409/10AFFD OR2041-2412/13  
OR2041-2414/15 OR2041-2416/17 OR2041-2418/19 OR2496-1485/86 OR2640-12/45DEC OR2640-46/47

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
00CE - COMMON ELEMENT			1.00 LT

### Appraiser Notes

PER OWNER REQUEST FOR PENDING SALE, SPLIT UNIT A (907 EMMA ST) TO RE00015110-000100, AK9102031; DONE FOR THE 2013 TAX ROLL. PER OWNER REQUEST, SPLIT UNIT B (909 EMMA ST) TO RE00015110-000000, AK9102032; DONE FOR THE 2013 TAX ROLL.

2010-08-25 MLS \$250,000 SINGLE ROOM BUILDING IS LOCATED IN THE HISTORICAL PRESERVATION AREA OF KEY WEST. PROPERTY INCLUDES 2 ROGO UNITS. EXISTING BUILDING ON PROPERTY NEEDS TO BE PRESERVED. PLANS FOR 2 SINGLE FAMILY 2 STORY HOMES WHICH IMPLEMENT THE EXISTING STRUCTURE WITH POOL AND 2 OFF STREET PARKING ARE

AVAILABLE. PLANS FOR ONE 3BD/2,5BA AND ONE 3BD/3,5BA. TREMENDOUS VALUE!

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	10-3723	09/08/2011	09/08/2011	133,700 Residential	CHANGE FROM GARY THE CARPENTER TO OWNER PERMIT, ALSO AMEND APPLICATION FROM CONSTRUCTION OF 2-FAMILY DWELLING TO SINGLE FAMILY WITH ADDITION. 3 BED / 2 BATH 1772 SQ FT
1	13-2191	05/17/2013	05/17/2013	300 Residential	INSTALL 4-TELEPHONE JACKS, AND 4 TV JACKS.
1	B933551	12/01/1993	06/01/1994	6,000	DEMO & REBUILD PT HOUSE
1	B922801	10/01/1992	10/01/1994	1,450	REPLACE WDWS & DOORS
1	B922825	10/01/1992	10/01/1994	1,450	REPLACE DRS/REPAIR LINTEL
1	B932470	09/01/1993	06/01/1994	42,000	NEW DRS,WDW,D/W, ADDITION
1	05-0727	03/18/2005	10/31/2005	25,000	DEMO CBS BUILDING
1	05-1400	05/02/2005	10/31/2005	500	INSTALL 100 AMP TEMP. SERVICE
1	06-6371	11/27/2006	11/16/2008	835,000	PERMIT EXP 907 EMMA-RENOVATE 285 SF NEWCONSTRUCT 1260 SF / 909 EMMA NEW CONSTRUCT 2 STORY 1420 SF SFR

## 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
2015	0	0	50	50	50	0	50
2014	0	0	50	50	50	0	50
2013	0	0	50	50	50	0	50
2012	5,517	0	151,239	156,756	156,756	0	156,756
2011	5,517	0	153,542	159,059	159,059	0	159,059
2010	11,035	0	165,935	176,970	176,970	0	176,970
2009	12,126	0	221,247	233,373	233,373	0	233,373
2008	34,097	1,120	338,323	373,540	373,540	0	373,540
2007	45,910	896	393,015	439,821	439,821	0	439,821
2006	124,324	896	351,645	476,865	476,865	0	476,865
2005	273,496	896	289,590	563,982	563,982	0	563,982
2004	230,440	896	206,850	438,187	438,187	0	438,187
2003	168,990	896	99,288	269,174	269,174	0	269,174
2002	168,345	896	72,398	241,639	241,639	0	241,639
2001	153,338	896	72,398	226,632	226,632	0	226,632
2000	153,338	1,579	49,644	204,561	204,561	0	204,561
1999	123,975	1,277	49,644	174,896	149,041	25,000	124,041
1998	96,908	1,008	49,644	147,560	133,911	25,000	108,911
1997	87,217	907	41,370	129,494	123,562	25,000	98,562

<b>1996</b>	79,464	827	41,370	121,661	117,852	25,000	92,852
<b>1995</b>	79,464	827	41,370	121,661	116,521	25,000	91,521
<b>1994</b>	65,927	739	41,370	108,037	108,037	25,000	83,037
<b>1993</b>	65,927	739	41,370	108,037	108,037	25,000	83,037
<b>1992</b>	65,927	739	41,370	108,037	108,037	25,000	83,037
<b>1991</b>	65,927	739	41,370	108,037	108,037	25,000	83,037
<b>1990</b>	59,952	739	33,096	93,787	93,787	25,000	68,787
<b>1989</b>	69,033	0	32,062	101,095	101,095	25,000	76,095
<b>1988</b>	60,176	0	23,788	83,964	83,964	25,000	58,964
<b>1987</b>	58,705	0	14,790	73,495	73,495	25,000	48,495
<b>1986</b>	59,037	0	13,652	72,689	72,689	25,000	47,689
<b>1985</b>	56,655	0	12,854	69,509	69,509	25,000	44,509
<b>1984</b>	51,770	0	12,854	64,624	64,624	25,000	39,624
<b>1983</b>	51,770	0	12,854	64,624	64,624	25,000	39,624
<b>1982</b>	52,138	0	10,026	62,164	62,164	25,000	37,164

## Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
<b>6/28/2013</b>	2640 / 46	100	<u>WD</u>	<u>11</u>
<b>12/13/2010</b>	2496 / 1485	175,000	<u>WD</u>	<u>02</u>
<b>8/23/2004</b>	2041 / 2412	4,000	<u>QC</u>	<u>J</u>
<b>8/16/2004</b>	2041 / 2414	4,000	<u>QC</u>	<u>J</u>
<b>8/11/2004</b>	2041 / 2418	4,000	<u>QC</u>	<u>J</u>
<b>8/10/2004</b>	2041 / 2416	4,000	<u>QC</u>	<u>J</u>
<b>5/13/2004</b>	2006 / 0455	213,800	<u>WD</u>	<u>Q</u>

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