



**Historic Architectural Review Commission
Staff Report for Item 16**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: October 23, 2018

Applicant: William Shepler

Application Number: H2018-0009

Address: #1319-A William Street

Description of Work:

Partial demolition of roof and demolition of front trellis

Site Facts:

1319 William Street is not listed in the surveys at all. The property contains two buildings – Building A and Building B – that have been connected. Building B does not show on any Sanborn maps, but there is a historic photograph of the structure from c.1965. Building A was constructed sometime after 1972, and that is the structure under review for this application.

Ordinances Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings.

Sec. 102-218 (b): Criteria for demolitions.

Staff Analysis

Staff believes the elements to be demolished are not-historic, as they do not appear in the Sanborn maps, historic photographs, or a 1972 aerial photograph, and therefore, meets the following criteria:

- (1) The demolition will not diminish the overall historic character of a district or neighborhood;
- (2) Nor will it destroy the historic relationship between buildings or structures and open space.
- (3) This demolition will affect the front building façade of a non-historic structure.
- (4) Staff does not believe element that is proposed to be demolished will qualify as contributing as set forth in Sec. 1021-62(3).

Therefore, this request can be considered for demolition. Only one reading is required for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

1319 WILLIAM ST. , BUILDING "A" , KEY WEST	
PPKW LLC	PHONE NUMBER 219-793-2232
101 GULFVIEW DR.	EMAIL MIXCH1225@GMAIL
ISLAMORADA, FL	
WILL SHEPLER	PHONE NUMBER 305-890-6191
201 FRONT ST. SUITE 203	EMAIL WILL@WSHEPLER.COM
KEY WEST, FL	
	DATE 9-24-18

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ☐ RELOCATION OF A STRUCTURE ☐ ELEVATION OF A STRUCTURE ☐

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ☐ NO ☐ INVOLVES A HISTORIC STRUCTURE: YES ☐ NO ☐

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ☐ NO ☐

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: ADDING DORMERS TO SECOND FLOOR / HALF STORY - DEMO
EXISTING WOOD TRELLIS @ ENTRANCE, ADDING WINDOWS TO
NORTH FACADE.

MAIN BUILDING:

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West

1300 WHITE STREET

KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

1319 WILLIAM ST. - BUILDING "A"

PROPERTY OWNER'S NAME:

PPKW LLC

APPLICANT NAME:

WILLIAM SHERLER

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

PROPERTY OWNER'S SIGNATURE

DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

REMOVE EXISTING WOOD TRELLIS AT FRONT ENTRY, SMALL OPENINGS IN EXISTING WALLS FOR NEW WINDOWS

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

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

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

(c) Has no significant character, interest, or value as part fo the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

(d) Is not the site of a historic event with significant effect upon society.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

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

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

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

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

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

N/A

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

N/A

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

N/A

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

N/A



HARC FEE SCHEDULE (EFFECTIVE OCTOBER 3, 2017)

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

1300 White Street • Key West, Florida 33040-4602 • www.cityofkeywest-fl.gov

CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM FOR PROJECTS TO BE REVIEWED BY COMMISSION

This form must be submitted with your application

Application Type	Current Fees	Code
Major Projects Base Fee- Commission review projects Plus the Following Schedule if The Project Proposes:	\$400.00 ✓	H2
Demolition of non-historic or non-contributing structures	\$100.00 ✓	H4
Demolition of historic or contributing structures	\$200.00	HA
Relocation of a structure on its current site	\$200.00	HB
Relocation of a structure on another site	\$300.00	HC
Request of non-contributing value	\$300.00	HD
Nomination for contributing resource or review a nomination for the National Register of Historic Places	\$150.00	HE
Mural Projects	\$100.00	HG
Verification Letter for Historic Status	\$400.00	H9
Economic Hardship Application Fee		
Residential Owner with Homestead	\$15.00	HJ
Residential Owner without Homestead	\$50.00	HK
All Commercial properties	\$100.00	HL
All Fees Will Be Double For All After The Fact Projects	\$ _____ x 2	HF

TOTAL OF APPLICATION FEE: \$ 500.00

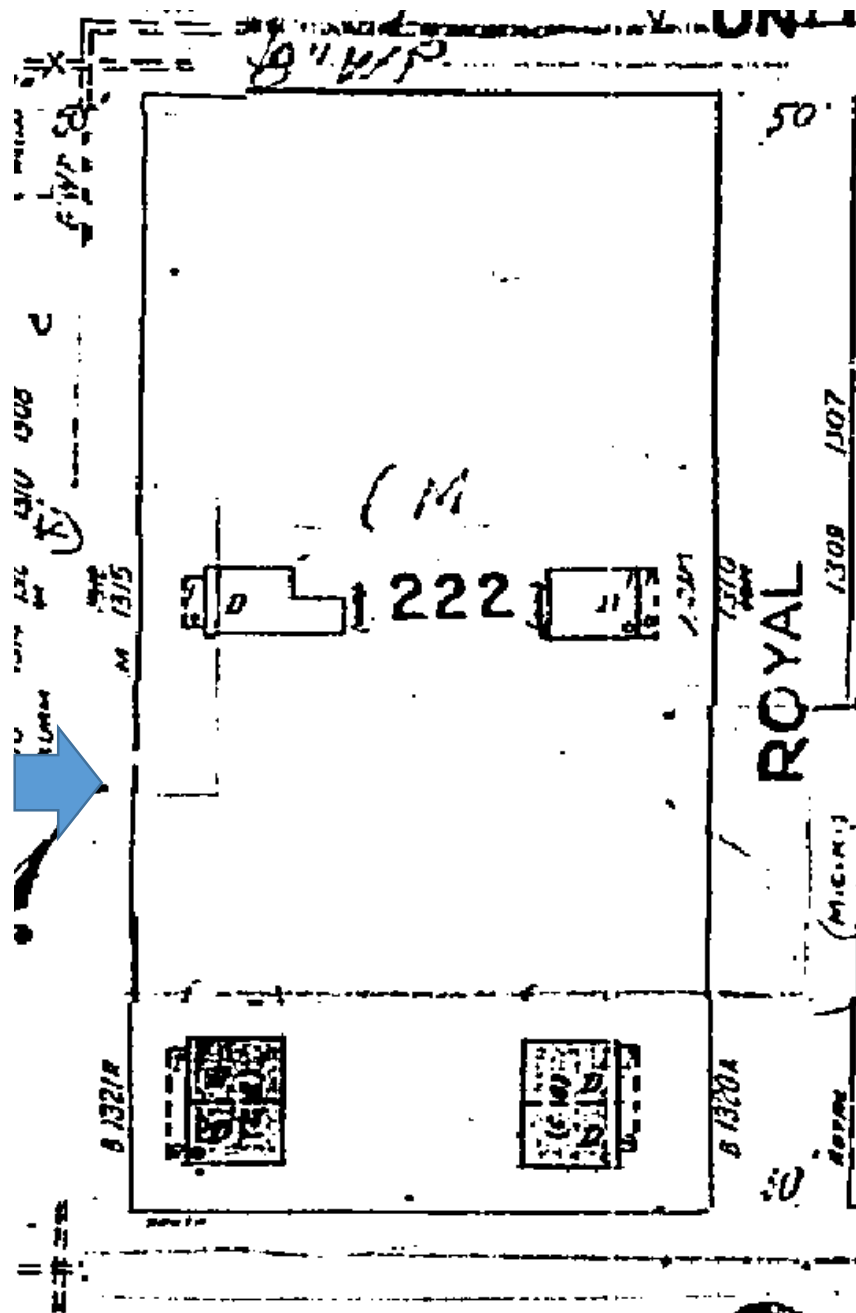
Project Address: 1319 Williams St.

Comments: PDF's, 1 copy of plans, separate survey photos.

Date of Pre-Application Meeting: Sept 21, 2018

By Staff: Emidy

SANBORN MAPS



1962 Sanborn Map

PROJECT PHOTOS



Property Appraiser's Photograph, c.1965. Monroe County Public Library.



1319

 hospice & visiting nurse association

GENERAL 289-5528
DISPOSAL
BUREAU





GENERAL
DISPOSAL
BOBCA





GENERAL
DISPOSAL
RUBEN CAT

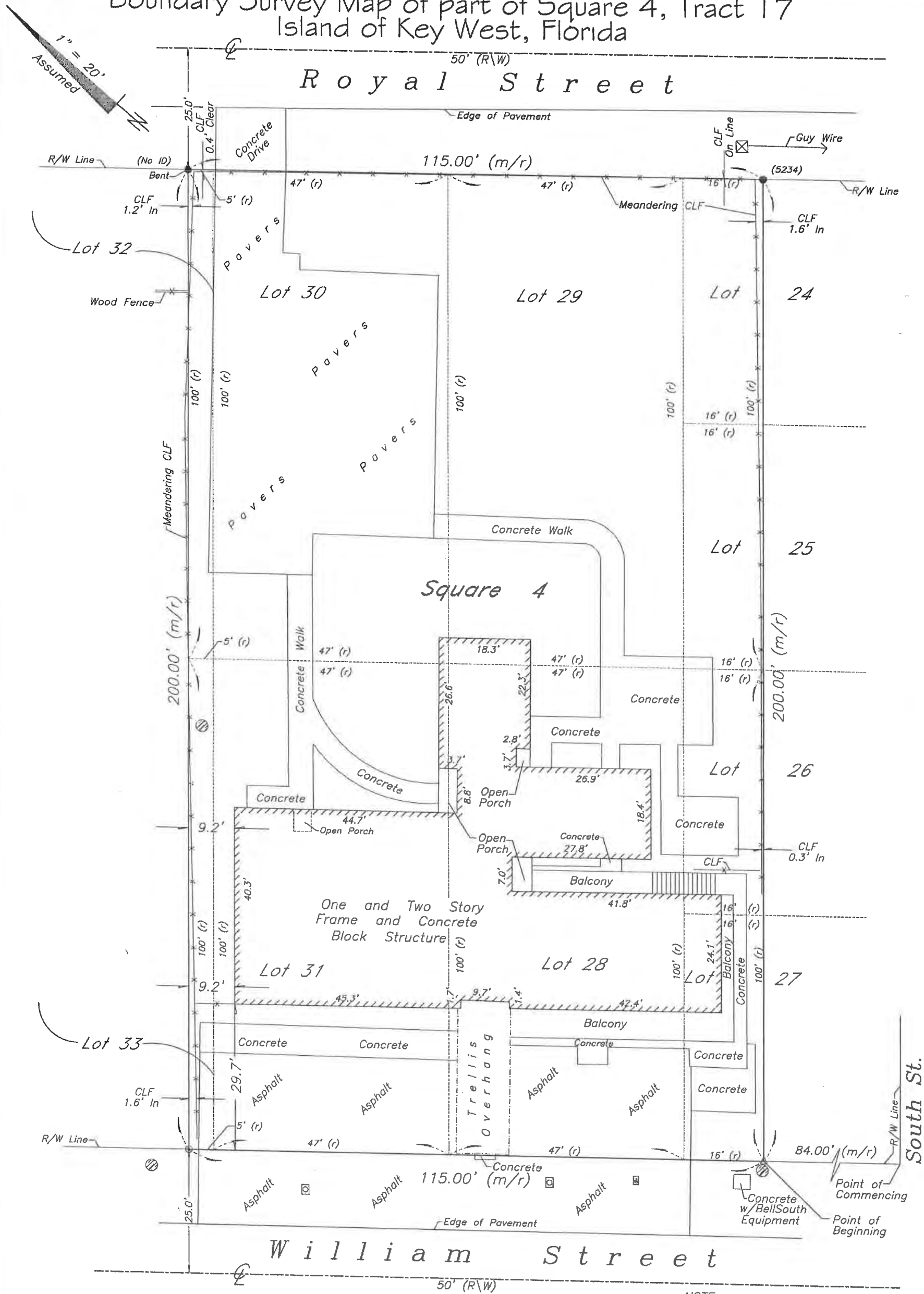
305

MAXIMUM LOAD LEVEL



SURVEY

Boundary Survey Map of part of Square 4, Tract 17
Island of Key West, Florida



LEGEND

- | | | | |
|-------|------------------------------------|--------|--------------------------|
| ⊙ | Found 2" Iron Pipe (FHH) | R\W | Right of Way |
| ○ | Set 3/4" Iron Pipe w/cap (6298) | CLF | Chain Link Fence |
| ● | Found 1/2" Iron Rod (5234) (No ID) | ℄ | Centerline |
| ▲ | Found Nail & Disc (PTS) | ⊗ | Wood Utility Pole |
| △ | Set Nail & Disc (6298) | ⊠ | Concrete Utility Pole |
| (M) | Measured | -P- | Overhead Utility Lines |
| (R) | Record | C.B.S. | Concrete Block Structure |
| (M/R) | Measured & Record | | |

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Square 4, Tract 17 Island of Key West, Florida

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1319 William 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: April 17, 2018
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: In the City of Key West and is known as a part of Lots 24, 25, 26, 27, 32 and 33 and all of Lots 28, 29, 30, and 31, in Square 4, Tract 17, according to White's and Pierce's Diagram of said Square 4, Tract 17 as recorded in Deed Book "N", Page 613, of the Public Records of Monroe County, Florida:
Commencing at a point on the Northeast side of William Street, 84 feet Northwesterly from the corner of South and Williams Streets, and running thence Northwesterly on the Northeast side of William Street, a distance of 115 feet; thence at right angles in a Northeasterly direction 200 feet to Royal Street; thence at right angles along the Southwest side of Royal Street in a Southeasterly direction 115 feet; thence at right angles in a Southwesterly direction 200 feet, back to the point of beginning.

BOUNDARY SURVEY FOR: Royal Williams LLC;
Centennial Bank;
Highsmith & Van Loon, P.A.;
Old Republic National Title Insurance Co.;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.


J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SURVEY
IS NOT
ASSIGNABLE

April 30, 2018

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN

© 2015 by WHELAN SHERIDAN
ASSOCIATES ARCHITECTURE

Seal:

Consultants:

Submissions / Revisions:

H.A.R.C.	SUBMISSION 9-24-18

1319 WILLIAM STREET
KEY WEST, FL BLDG - A
SINGLE FAMILY REMODELING PROJECT

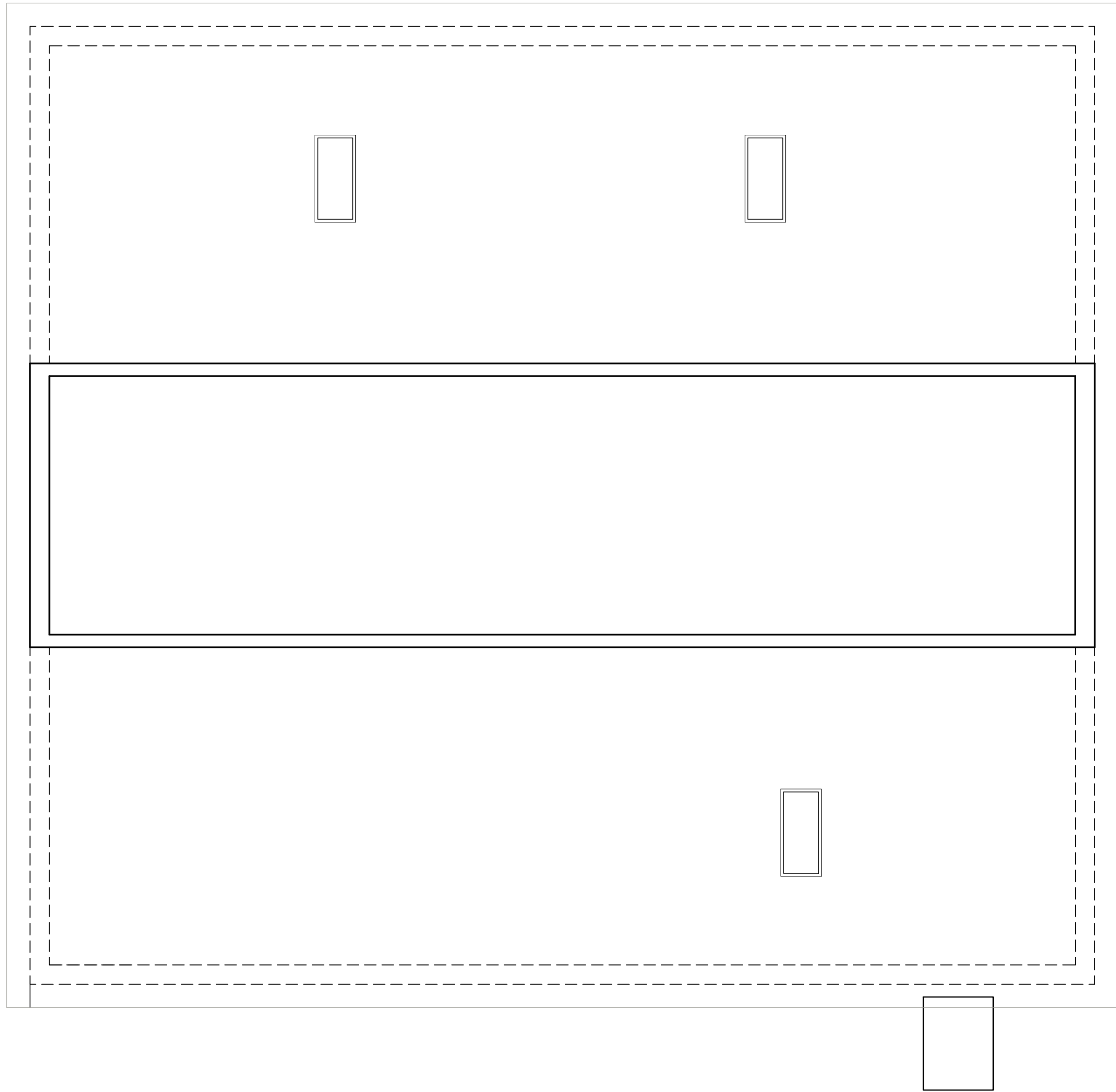
Drawing Size 24x36	Project #: 18025
-----------------------	---------------------

Title:

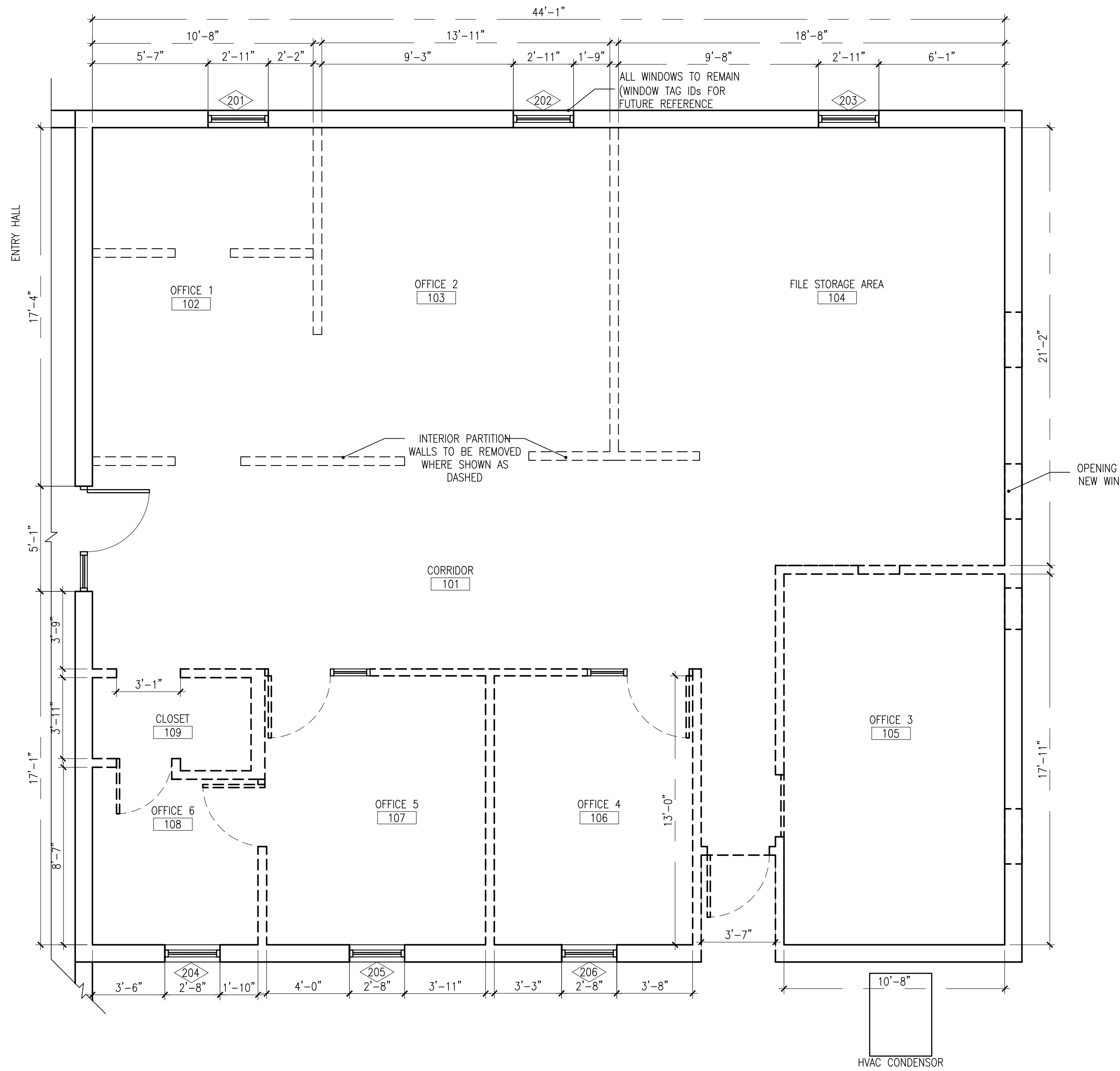
**EXISTING
FLOOR/DEMO
PLAN**

Sheet Number:

AE-2.1



2
A1 **EXISTING ATTIC**
SCALE: 1/4"=1'-0"



1
A1 **EXISTING FIRST FLOOR / DEMO PLAN**
SCALE: 1/4"=1'-0"

Deal:

consultants:

Submissions / Revisions:
H.A.R.C. SUBMISSION 9-24-18

1319 WILLIAMS STREET
KEY WEST, FL **BLDG - A**
SINGLE FAMILY REMODELING PROJECT

Drawing Size 24x36	Project #: 18025
-----------------------	---------------------

itle:

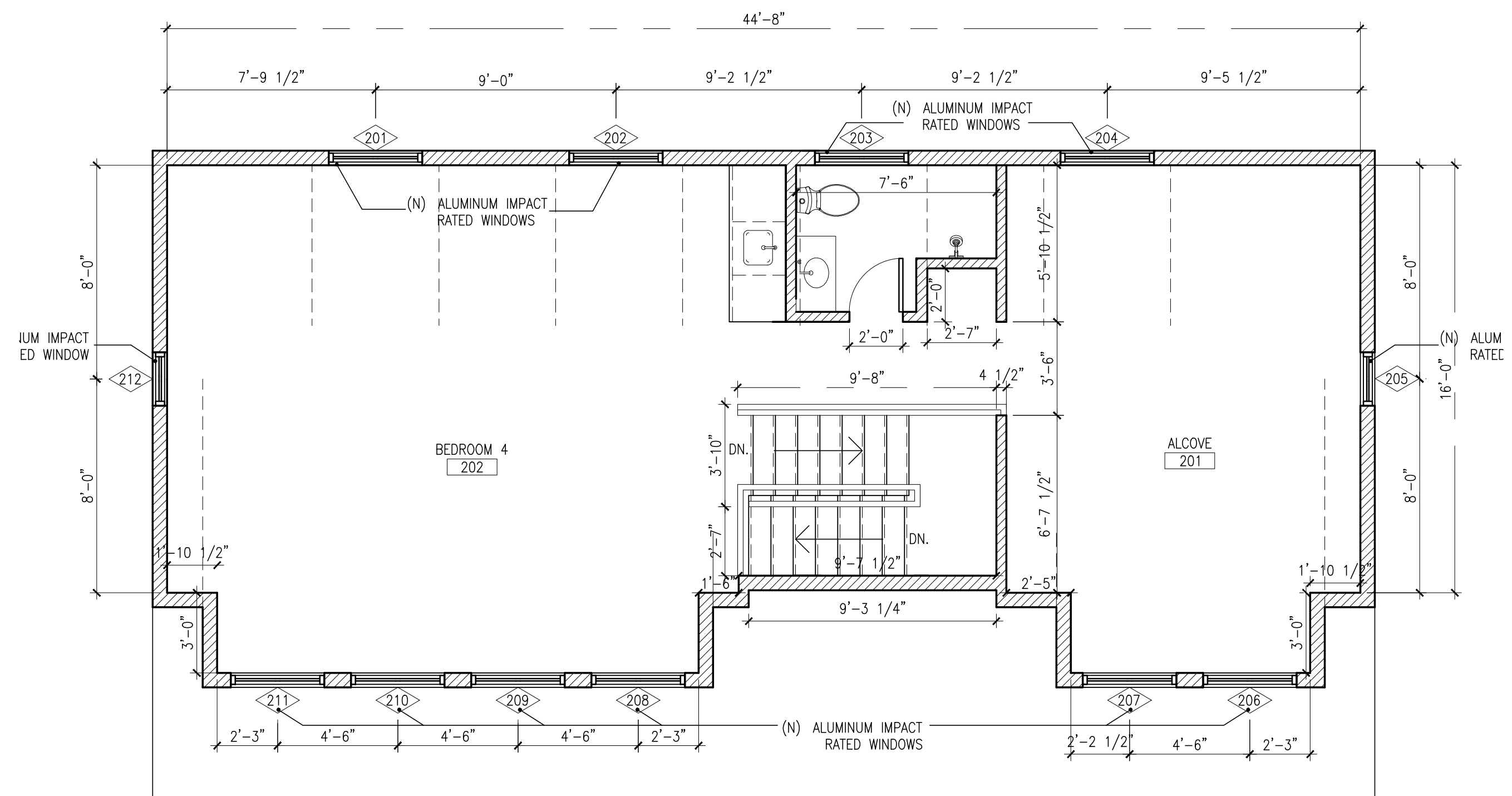
PROPOSED FLOOR PLANS

Sheet Number:

A-2.1

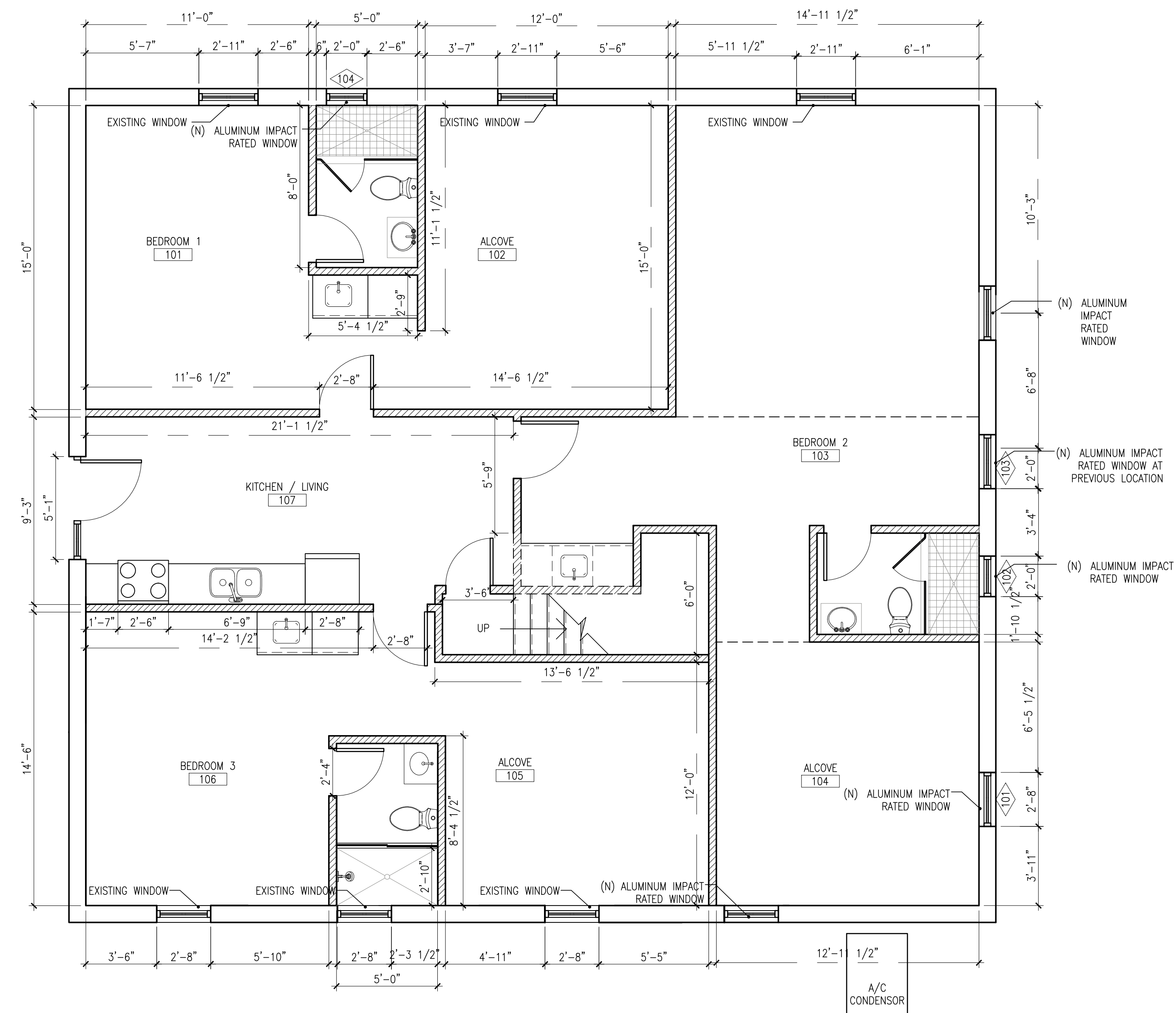
Date: - SEPTEMBER, 20 2018

2018 by WILLIAM SHEPLER &
ASSOCIATES ARCHITECTURE LLC



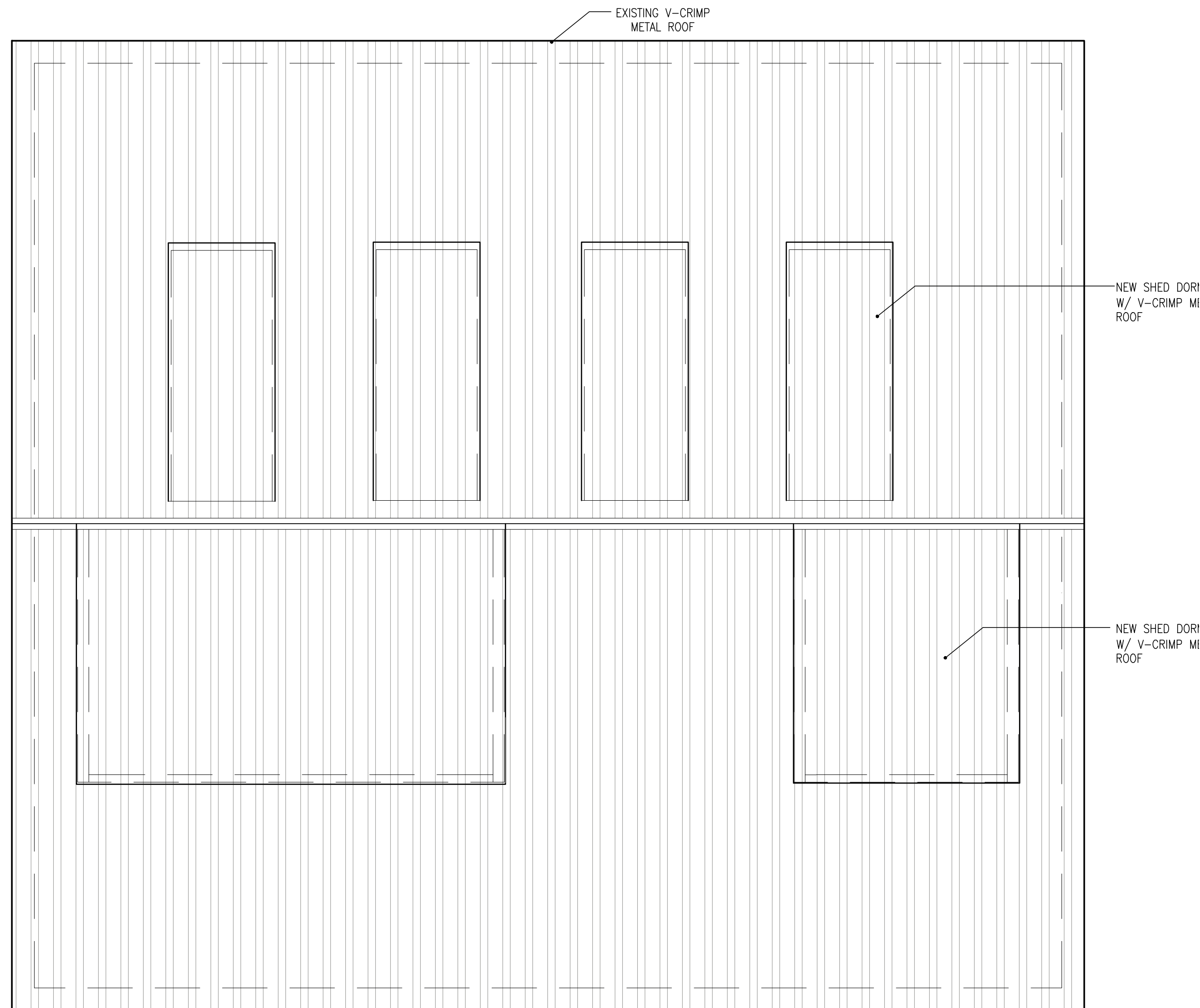
2 PROPOSED SECOND FLOOR PLAN

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



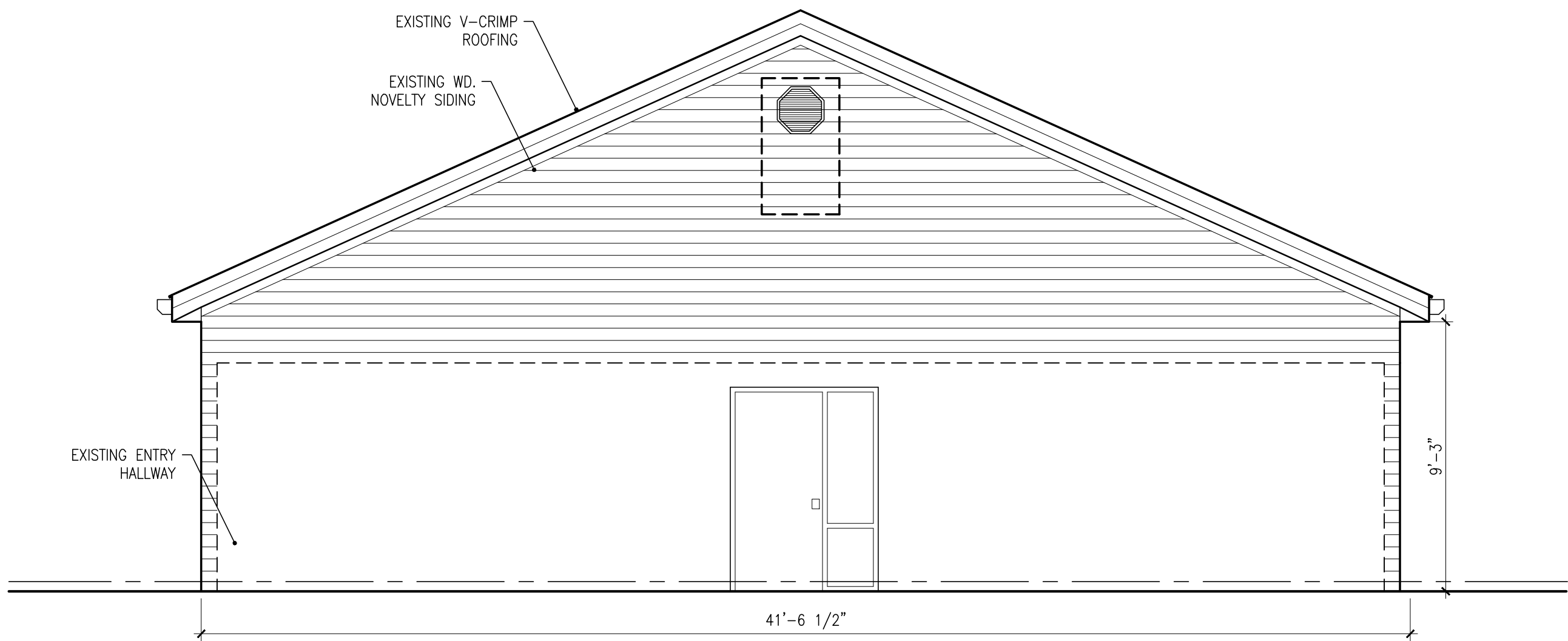
PROPOSED FIRST FLOOR PLAN

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



PROPOSED ROOF PLAN

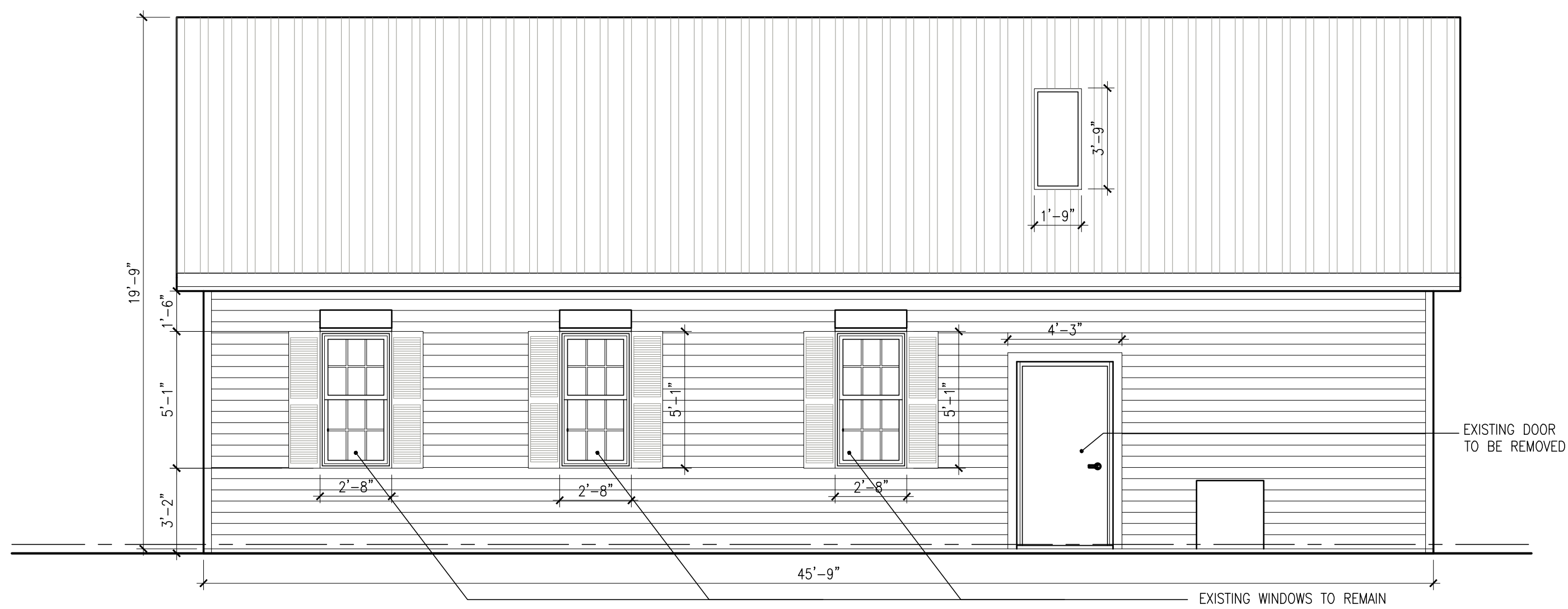
SCALE: 1/4"=1'-0"



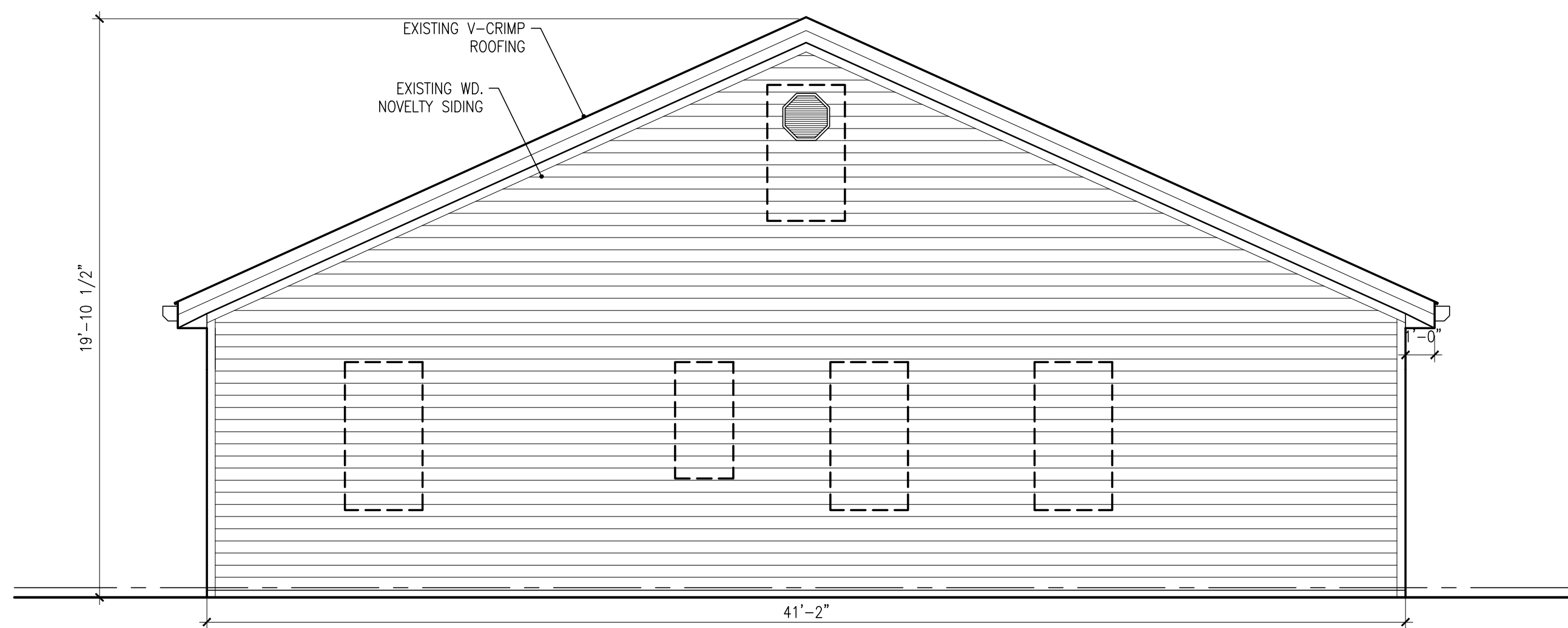
3
A3.1 EAST ELEVATION
SCALE: 1/4"=1'-0"



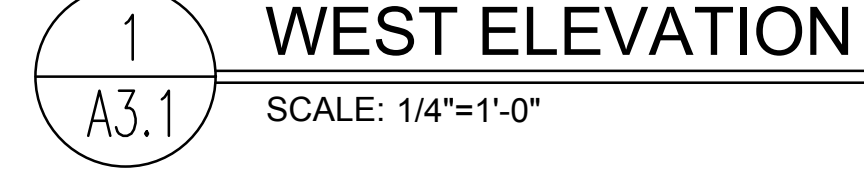
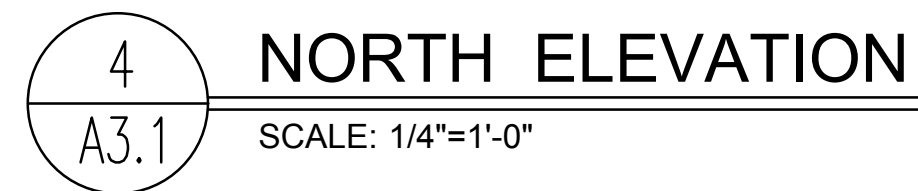
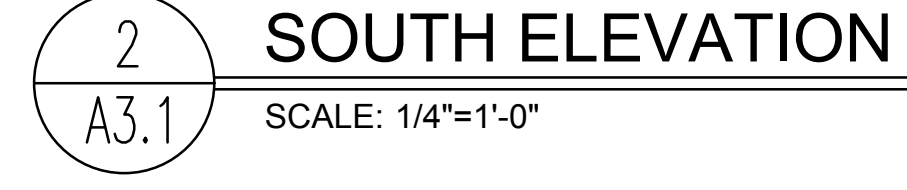
2
A3.1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



4
A3.1 NORTH ELEVATION
SCALE: 1/4"=1'-0"



1
A3.1 WEST 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., October 23, 2018 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

REMOVAL OF EXISTING SKYLIGHTS AND NEW DORMERS AT FRONT AND REAR ELEVATIONS AND CHANGES TO FENESTRATIONS. PARTIAL DEMOLITION OF ROOF AND DEMOLITION OF FRONT TRELLIS.

FOR #1319-A WILLIAM STREET

Applicant – William Shepler

Application #H2018-0009

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00036920-000000
Account # 1037737
Property ID 1037737
Millage Group 10KW
Location 1319 WILLIAM St , KEY WEST
Address
Legal KW WHITE & PIERCE DIAGRAM N-613 PT LOT 28 & PT LOT 29 & ALL LOTS 30 & 31 &
Description PT LOTS 32 & 33 SQR 4 TR 17 OR423-89 OR773-830 OR985-2291/2292
 OR1218-408/09 OR2917-79/81
 (Note: Not to be used on legal documents)
Neighborhood 32100
Property Class CONVEL/REST HOMES (7800)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

ROYAL WILLIAMS LLC
 1207 Von Phister St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$440,789	\$440,789	\$497,994	\$526,451
+ Market Misc Value	\$23,271	\$24,053	\$25,616	\$22,959
+ Market Land Value	\$955,420	\$955,420	\$961,738	\$961,738
= Just Market Value	\$1,419,480	\$1,420,262	\$1,485,348	\$1,511,148
= Total Assessed Value	\$1,419,480	\$1,420,262	\$1,485,348	\$1,511,148
- School Exempt Value	(\$1,419,480)	(\$1,420,262)	(\$1,485,348)	(\$1,511,148)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	23,000.00	Square Foot	115	200

Commercial Buildings

Style OFF BLDG-1 STY-B / 17B
Gross Sq Ft 6,436
Finished Sq Ft 5,234
Perimeter 0
Stories 2
Interior Walls
Exterior Walls AB AVE WOOD SIDING
Quality 400 ()
Roof Type
Roof Material
Exterior Wall1 AB AVE WOOD SIDING
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 0
Half Bathrooms 0
Heating Type
Year Built 1969
Year Remodeled

Effective Year Built 1992

Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,234	5,234	0
OOU	OP PR UNFIN UL	387	0	0
OPF	OP PRCH FIN LL	703	0	0
OUF	OP PRCH FIN UL	112	0	0
TOTAL		6,436	5,234	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1979	1980	1	2706 SF	1
WALL AIR COND	1981	1982	1	1 UT	2
ASPHALT PAVING	1987	1988	1	1827 SF	2
PATIO	1992	1993	1	1862 SF	2
TILE PATIO	1992	1993	1	2464 SF	1

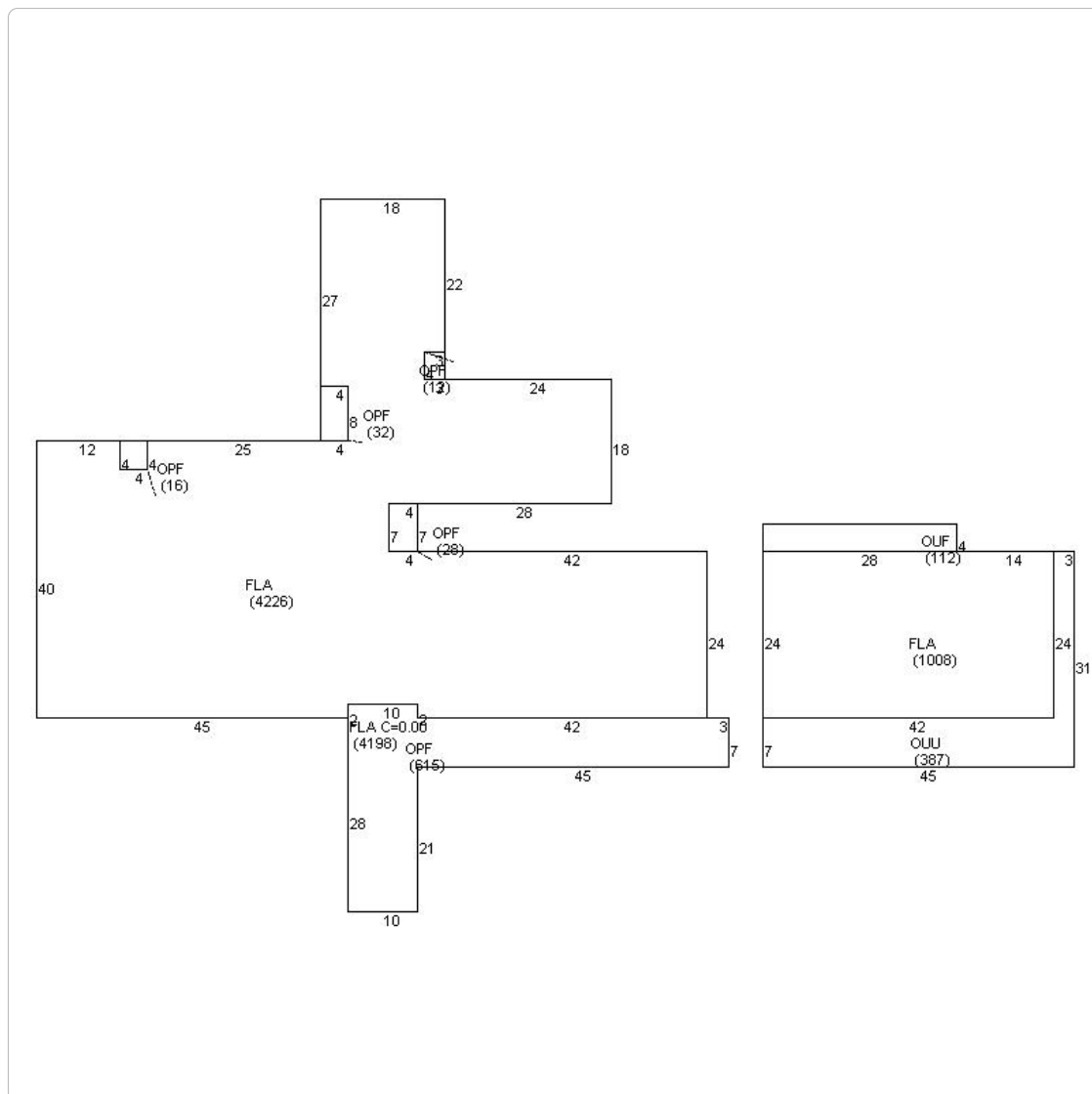
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/10/2018	\$2,300,000	Warranty Deed	2178072	2917	79	01 - Qualified	Improved
6/1/1992	\$440,000	Warranty Deed		1218	408	U - Unqualified	Improved
9/1/1986	\$270,000	Warranty Deed		985	2291	M - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
10-1163	4/15/2010		\$7,775	Commercial	INSTALL 475SF OF METAL ROOF
07-1271	3/14/2007		\$9,845	Commercial	INTERIOR WORK ONLY-1200 SF DRYWALL
06-4876	8/21/2006	9/28/2006	\$11,540	Commercial	REPLACE T & G ROOF W/ 14 SQRS BITUMEN.
04-3079	9/24/2004	11/17/2004	\$11,500	Commercial	SPALLING, SIDING, RAILING, ETC
04-0152	1/23/2004	11/17/2004	\$2,000	Commercial	R&R 5-TON A/C
00-0656	5/8/2000	8/16/2000	\$5,800	Commercial	SHUTTERS
96-0401	1/1/1996	8/1/1996	\$1,500	Commercial	RENOVATIONS
A95-4293	12/1/1995	8/1/1996	\$1,600	Commercial	ROOF

Sketches (click to enlarge)



Photos



TRIM Notice

Trim Notice

2018 Notices Only

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

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload: 10/2/2018, 1:53:26 AM

Developed by
 **Schneider**
GEOSPATIAL