

### Historic Architectural Review Commission Staff Report for Item 5

To:	Chairman Bryan Green and Historic Architectural Review Commission Members
From:	Kathleen McDonald, MHP Historic Preservation Planner II
Meeting Date:	October 27, 2021 – Second Reading
	September 28, 2021 – First Reading
Applicant:	William Shepler
Address:	#925 Whitehead Street

### Description of Work:

Removal of side porch railings and partial walls. Removal of portion of rear to accommodate new second floor porch. Removal of windows.

### Site Facts:

The site under review is located at 925 Whitehead Street. According to our survey, the two-story structure on site is historic and contributing, with a year built circa 1890. Sanborn maps indicate that the footprint of the structure has been relatively unchanged since the 1890s.

### Ordinances Cited on Review:

- Section 102-217 (4), demolition for historic or contributing structures of the Land Development Regulations.
- Section 102-218, Criteria for demolitions.

### Staff Analysis:

The Certificate of Appropriateness under review proposes the removal of railings and partial walls of an existing first and second-floor porch on the north side elevation of the house at 925 Whitehead Street. The demolition would also include the removal of a portion of the wall on the second-floor rear façade in order to create a second-floor porch. As the existing side porch and rear wall show up on historic Sanborn maps, they are considered historic. Some windows are to be removed to make way for the new rear porch or due to poor condition. Restorations and renovations, as well as a first reading for demolition, for the structure at 925 Whitehead Street were approved at the September 28<sup>th</sup> HARC meeting.

It is staff's opinion that the request for the demolition of the historic elements shall be based on the demolition criteria of Chapter 102 Section 218(a) of the LDR's. The criteria state the following;

- *a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:* 
  - (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 criteria of section 102-125(1) through (9).

The elements in question do not meet the criteria in section 102-125.

The following is the criteria of section 102-125:

(1) 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;

Staff finds that the elements in question do not embody any distinctive characteristics of aesthetic or historic significance. The side porch is in poor condition and seems to have been altered. The rear façade is also in poor condition and has been altered over the years.

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

Staff has not found the elements in question to be associated with any significant events that have contributed to local, state, or national history.

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

The elements retain no significant character defining features. Staff has not found the historic elements to be associated with the life of a person significant in the past.

(4) Is not the site of a historic event with a significant effect upon society;

Staff has not found the historic elements to be associated with any historic events that have had a significant effect upon society.

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

The elements proposed for demolition are not examples of cultural, political, economic, social, or historic heritage of the city.

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

The historic elements in question do not portray a distinctive architectural style.

(7) 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;

The elements in question are not part of a square, park or other distinctive area.

(8) 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; and

The elements proposed for demolition do not have a singular physical characteristic which represents an established visual feature of their neighborhood. Because the historic elements have been altered over time, they do not exemplify best remaining architectural types.

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

The elements in question are not likely to yield important historical information.

It is staff's opinion that the Commission can review the request for demolition. If approved, this will be the second and final required reading for demolition.

## APPLICATION

### HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET				
Sille Const	City of Key West	HARC COA #	REVISION #	INITIAL & DATE
Contraction of the second	1300 White Street Key West, Florida 33040	FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	925 WHITEHEAD ST. , KEY	
NAME ON DEED:	PAUL MISCH	PHONE NUMBER 219-793-2232
OWNER'S MAILING ADDRESS:		EMAIL MISCHIZZSEGMAN
APPLICANT NAME:	WILL SHEPLED	PHONE NUMBER 305 - 890 - 6191
APPLICANT'S ADDRESS:	201 FROMIST, SULTE 203	EMAIL WILL CWSINED COR UN
	KEY WEST, FL	
APPLICANT'S SIGNATURE:	home	DATE 8/26/21

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OFAPPROPRIATENESS 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 V RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO V

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.		
GENERAL: RESTORING FRONT FACADE & 2 STORY PORCHES TO		
ORIGINAL CONFIGURATION & CITARACTER, ENCLOSING		
DILAPIDATED SIDE PORCHES, OPENING PURTION OF 2ND FLORA		
REAR AS NEW PRICH, NEW DECK & POOL		
MAIN BUILDING:		
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):		
MINUR PROMO OF PILAPIDATED SUDE PLACKES, ANY		
SIDING THAT IS IN PAR CONDITION, PURTION OF 2ND FT REFIR.		
, .		

Page 1 of 2

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

ACCESSORY STRUCTURE(S): $N/A$	
PAVERS: None	FENCES: New Open picket gates at exising front property line
	locations. Details, shapes & sizes to match exieting.
DECKS: New rear decks as per plans	PAINTING: Paint entire building, colors TBD
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
Fill from pool excavation to be distrbuted in rear yyard	New 8' x 16' Pool
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
New AC and pool pump as per Site plan	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE:	APPROVEDNOT APPROVE	DDEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	APPROVEDNOT APPROVE	DDEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	APPROVEDNOT APPROVE	DDEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND D	ATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

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

Page 2 of 2

### HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX

City of Ke 1300 White Stra Key West, Flori	eet	HARC COA #	INITIAL & DATE BLDG PERMIT #
ADDRESS OF PROPOSED PROJECT:	925 Whitehead Street, Key W	Vest, FL	a the second
PROPERTY OWNER'S NAME:	Paul Misch		
APPLICANT NAME:	William Shepler		
Appropriateness, I realize that this project	and that the work shall conform to all applic will require a Building Permit approval <b>PRIOR</b> cation. I also understand that <b>any changes</b> to	R to proceeding with the w	ork outlined above and that a
PROPERTY OWNER'S SIGNATURE	m	8/27/21	DATE AND PRINT NAME
	DETAILED PROJECT DESCRIPTION OF	DEMOLITION	
Remove dilapidated recess	ed side porch railings and part	ial walls. Remove p	ortion of 2nd Floor
Rear to accommodate new	2nd floor covered porch. Rem	ove dilapidated wi	ndows to be replaced.
CRITERIA	FOR DEMOLITION OF CONTRIBUTING OR	HISTORIC STRUCTURES	
Before any Certificate of Appropriate	ness may be issued for a demolition req ents are met (please review and comme	uest, the Historic Archite	ectural Review Commission
(1) If the subject of the application is a co	ontributing or historic building or structure, t deterioration or it does not meet any of the	hen it should not be demo	
(a) The existing condition of the	he building or structure is irrevocably compr	romised by extreme deterio	oration.
The existing conditions	of the recessed side porches are	e irrevocably comp	romised due to years
of neglect. The rear facad	e has been altered over he years	and has also suffer	red from neglect.
(2) Or explain how the building or structu			
	naracteristics of a type, period, or method o and distinguishable building entity whose		
The areas to be removed a	re not character defining for th	ne building and are	not visible from
the street.			

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.

100	
(b)	Is not specifically associated with events that have made a significant contribution to local, state, or national history.
No	o it is not.
(c)	Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the cit
(0)	state or nation, and is not associated with the life of a person significant in the past.
No	it is not.
(d)	Is not the site of a historic event with significant effect upon society.
30.08	
No	t it is not.
(e)	Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
-	No it does not.
2	
(f)	Does not portray the environment in an era of history characterized by a distinctive architectural style.
	Not the portion that we are altering
(g)	If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved
(9/	according to a plan based on the area's historic, cultural, natural, or architectural motif.
1	N/A
(h)	Does not have a unique location or singular physical characteristic which represents an established and familiar visual
(h)	
(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 No it does not.
(h)	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,

Not it has not, no not likely.

### 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 structure that are important in defining the overall historic character of a district or neighbo	rhood 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

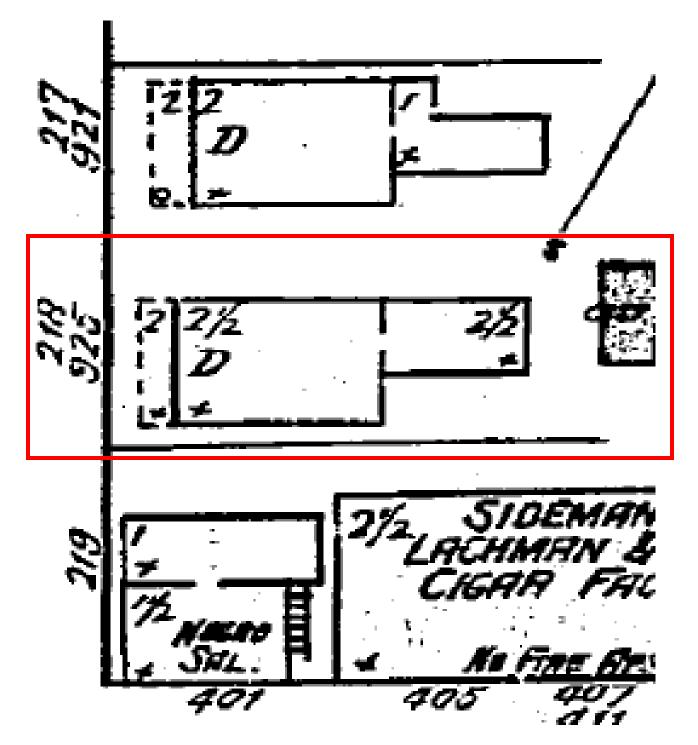
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

N/A

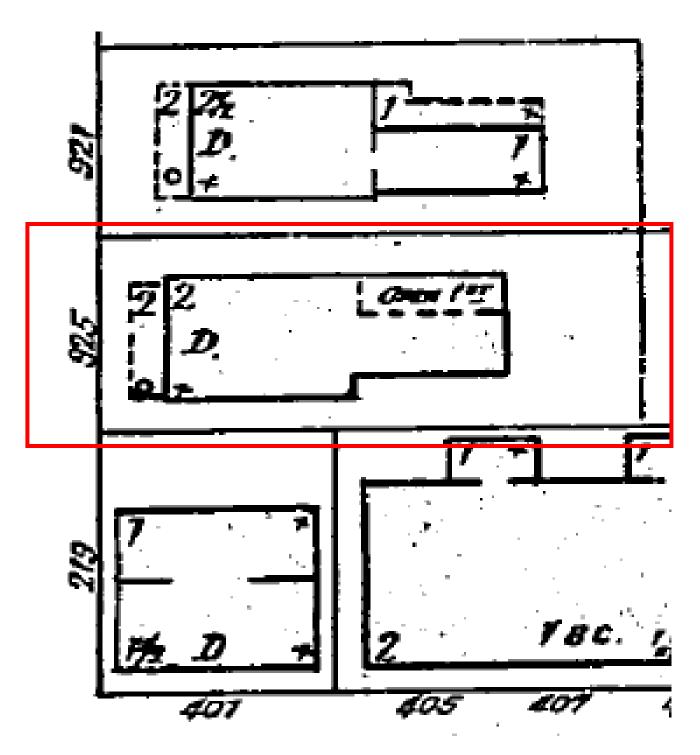
(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

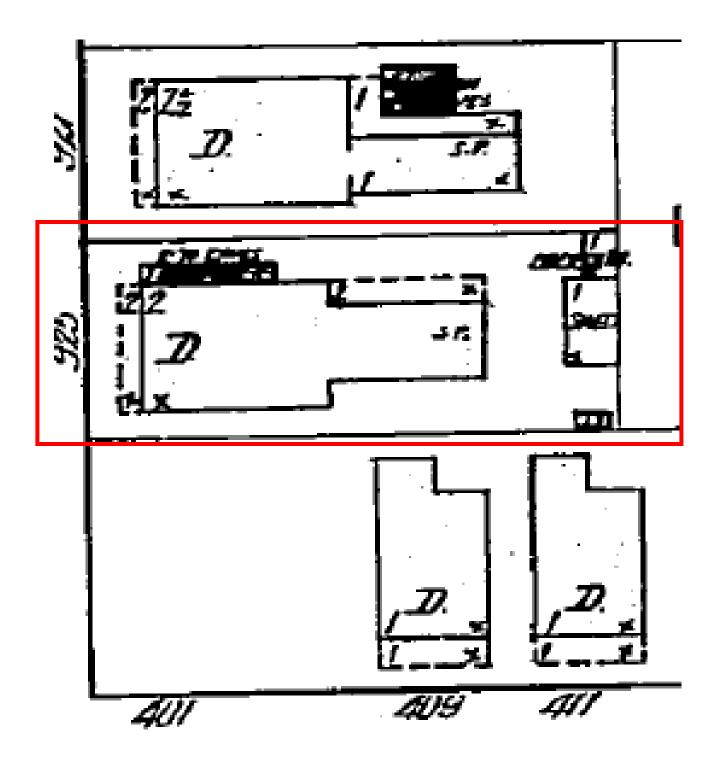
## SANBORN MAPS



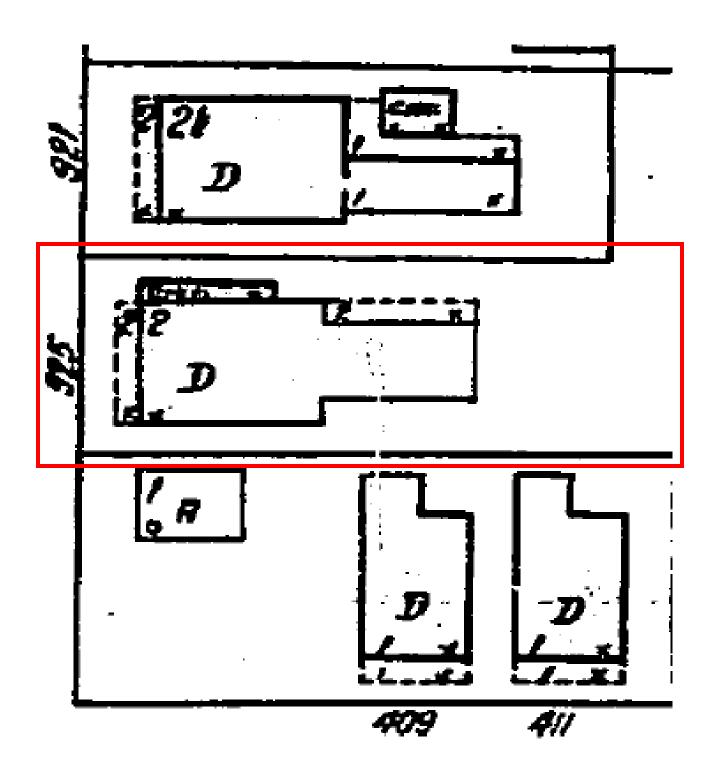
1892 Sanborn with the property at 925 Whitehead Street indicated in red.



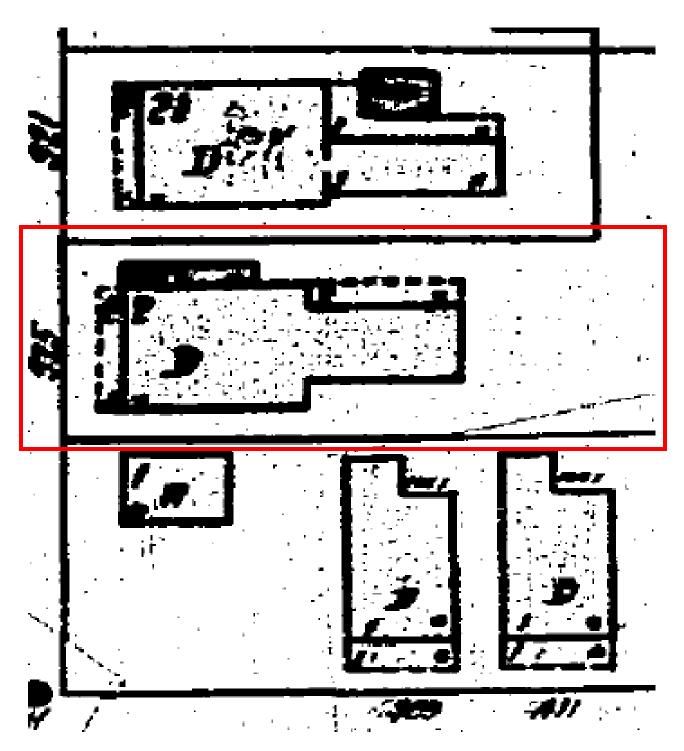
1899 Sanborn with the property at 925 Whitehead Street indicated in red.



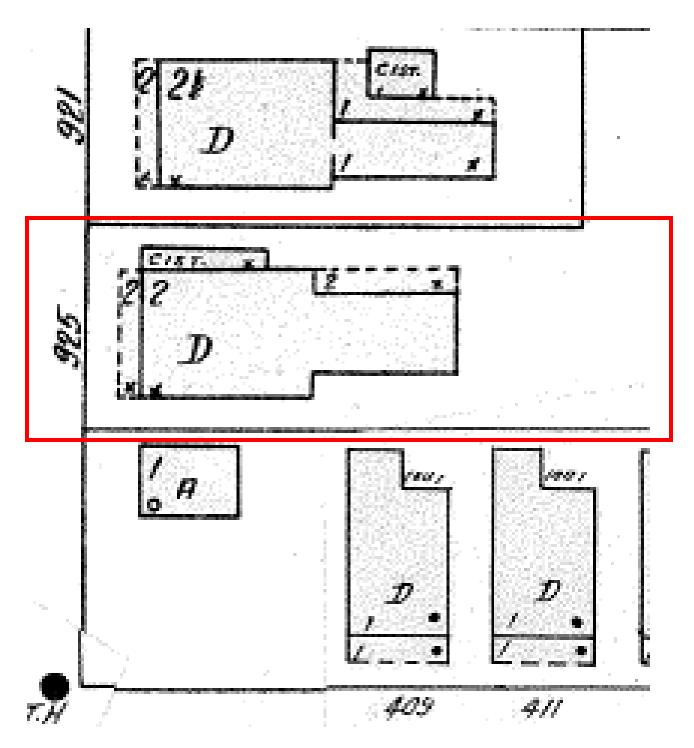
1912 Sanborn with the property at 925 Whitehead Street indicated in red.



1926 Sanborn with the property at 925 Whitehead Street indicated in red.



1948 Sanborn with the property at 925 Whitehead Street indicated in red.



1962 Sanborn with the property at 925 Whitehead Street indicated in red.

# PROJECT PHOTOS



1965 photo of the house at 925 Whitehead Street.





Front View of 925 Whitehead Street House



View from US-1





Adjacent Northern Property



Close View of adjacent Northern Property





Rear View



Rear View with Southern & Northern Properties







Adjacent Eastern Property





Rear View looking North

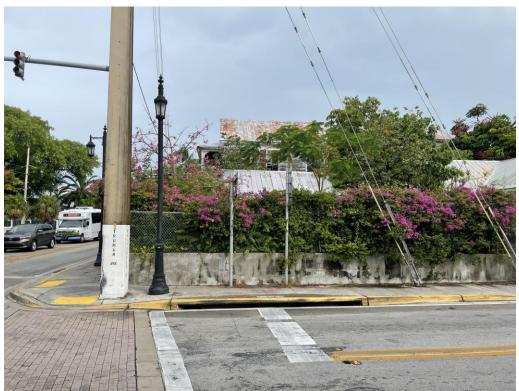


Looking to US-1



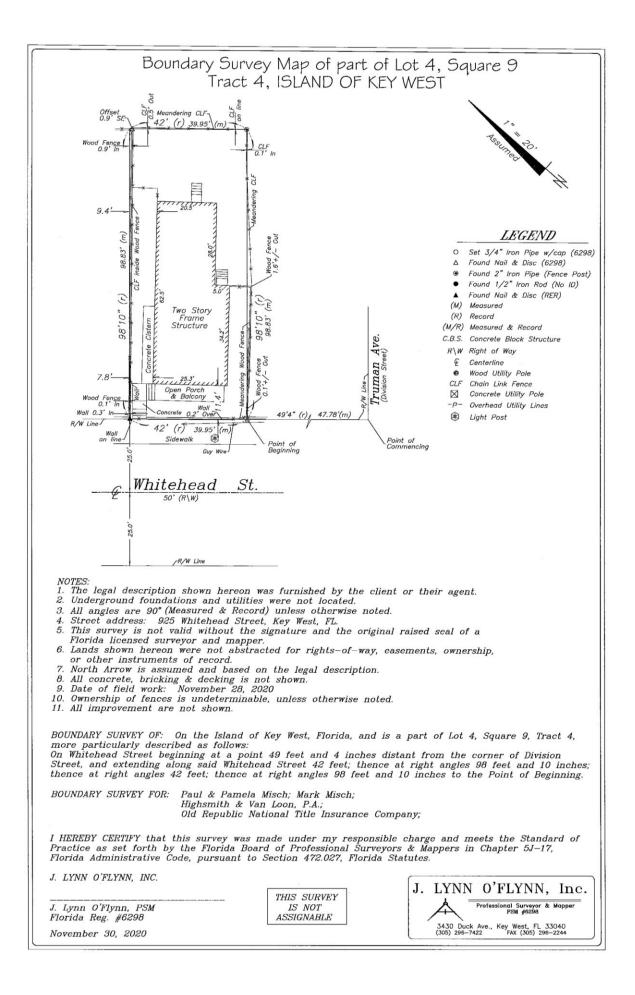


Directly across the street



Southern View from US-1

### SURVEY



# **PROPOSED DESIGN**

### NOTES:

SCOPE OF DEMOLITION

- 1. THE EXISTING CONDITION/DEMOLITION DRAWINGS ARE INTENDED AS A GENERAL GUIDE TO THE DEMOLITION REQUIRED FOR THIS PROJECT DEMOLITION IS NOT SHOWN IN COMPLETE DETAIL AND IT SHALL BE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTORS TO REMOVE EXISTING CONSTRUCTION AS REQUIRED TO ACCOMPLISH THE NEW DESIGN INTENT AND/OR WORK SHOWN OR REASONABLY IMPLIED FOR CONSTRUCTION OF
- THE FLOOR PLAN. 2. THE CONTRACTOR SHALL REFER TO THE WORK SHOWN ON ALL OTHER DRAWINGS IN THE SET FOR THE EXTENT OF DEMOLITION REQUIRED TO PERFORM WORK INTENT.

GENERAL CONDITIONS

- 1. ALL CONTRACTORS ARE REQUIRED TO VISIT THE JOB SITE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK. NOTIFY ARCHITECT AS SOON AS POSSIBLE OF ANY DISCREPANCIES FOR RESOLUTION OF THE ISSUE(S) PRIOR TO THE BEGINNING OF ANY WORK. 2. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EACH AND EVERY DETAIL
- 3. THE CONTRACTOR SHALL DO ALL WORK IN STRICT CONFORMANCE TO THE PLANS. FLORIDA BUILDING CODE 2020, CURRENT NEC, LOCAL CODES AND ORDINANCES, MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS, AND ACCEPTABLE TRADE PRACTICES. IN THE EVENT OF CONFLICT BETWEEN THE ABOVE MENTIONED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK 4. CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT CANNOT BE OBTAINED FROM THE DIMENSIONS, DETAILS OR SCHEDULES
- SHALL BE OBTAINED FROM ARCHITECT
- 5. CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. 6. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A REGISTERED FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY APPLICABLE CODES AND SHALL BE SUBMITTED TO THE ARCHITECT BY THE GENERAL CONTRACTOR
- FOR REVIEW AND APPROVAL PRIOR TO ORDER CONFIRMATION AND CONSTRUCTION. 7. TYPICAL: DEMOLITION CONTRACTOR AND/OR GENERAL CONTRACTOR ARE TO REMOVE ALL EXISTING ITEMS SHOWN ON PLANS, AND ALL NOTED ITEMS INCLUDING ALL ITEMS SHOWN ON MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DEMOLITION DRAWINGS IN THE SET UNLESS OTHERWISE NOTED TO REMAIN OR TO BE REUSED (SEE MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DEMOLITION DRAWINGS AND
- NOTES). A. ITEMS FOUND WITHIN WALLS AND CEILING THAT RUN THROUGH THE SPACE FEEDING AND/OR CONNECTING AN ADJACENT AREA(S) ARE REQUIRED TO REMAIN UNLESS OTHERWISE NOTED ON DRAWINGS.
- B. FOR QUESTIONABLE ITEMS INCLUDING, BUT NO LIMITED TO FOUND/UNKNOWN CONDITIONS AND ITEMS NOT SHOWN/LISTED ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS THE CONTRACTOR WILL COORDINATE WITH THE ARCHITECT BEFORE REMOVING THE ABOVE MENTIONED ITEM.
- C. CONTRACTOR TO REMOVE ALL ABANDONED CONDUIT, DUCTWORK, HANGERS, CEILING TILE, GRID, FRAMING, PIPING, ETC. THROUGHOUT WORK ARFA D. GENERAL CONTRACTOR SHALL RELOCATE ANY EXISTING J-BOXES, SWITCHES, ETC. THAT ARE BEING REUSED AND REQUIRED TO BE MOVED
- TO ACCOMMODATE NEW WALL CONSTRUCTION OR NEW FURRING. 3. GENERAL CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH OTHER TRADES AND AS NOTED IN THE MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DEMOLITION DRAWINGS AND NOTES.
- 4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE POLICE FOR ALL TRAFFIC CONTROL, BARRIERS, OR NOTICES. WORK SHALL BE PERFORMED ONLY DURING HOURS AND DAYS ALLOWED BY LAW.
- 5. CONTRACTOR SHALL COORDINATE ALL WORK, BOTH INTERIOR AND EXTERIOR WITH DRAWINGS BY ENGINEERS FOR ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL, CIVIL, AND ALL AFFECTED DISCIPLINES.
- 6. THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HERON. THESE PLANS ARE NO TO BE
- REPRODUCED OR USED FOR ANY OTHER LOCATION. 7. THERE SHALL BE NO DEVIATION FROM THE INTENT OF THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ARCHITECT.
- 8. ALL WORK SHALL BE PERFORMED TO THE BEST TRADE STANDARDS. ALL CONSTRUCTION IS TO BE PLUMB, SQUARE, LEVEL, AND FREE OF DEFECTS OR OBTRUSIONS UNLESS OTHERWISE NOTED ON THE PLANS. ALL MATERIAL IS TO BE NEW, ALL WOOD IS TO BE PRESSURE TREATED, AND ALL CONNECTORS ARE TO BE GALVANIZED, UNLESS OTHERWISE STATED ON THE DRAWINGS.
- 9. BUILDER IS RESPONSIBLE FOR COORDINATING THE SHUTOFF AND CAPPING OF ALL UTILITIES PROVIDED TO THE SITE. BUILDER SHALL DISPOSE OF ALL RUBBLE AND DEBRIS IN A SAFE MANNER AND IN ADHERENCE TO ALL APPLICABLE LAWS. BUILDER IS RESPONSIBLE FOR ENSURING THAT SUBCONTRACTORS ARE FULLY AWARE OF THE REQUIREMENTS OF THIS PROJECT AND ARE SUPPLIED WITH ALL REQUIRED DRAWINGS. 10. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL FULLY FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND COMPARE
- THEM TO THE CONSTRUCTION DRAWINGS FOR ACCURACY AND COMPLETENESS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. WORK SHALL STOP IN THAT AREA UNTIL THE ISSUE IS RESOLVED. 11. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE BEFORE PROCEEDING WITH THE WORK.
- 12. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR LOSS AT THE JOB TO ALL PERSONS EMPLOYED ON THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. HE SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO 13. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF
- REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS. 14. THE CONTRACTOR SHALL DO ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES,
- MANUFACTURERS RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. IF ANY CONFLICT AMONG THE ABOVE; THE MOST STRINGENT REQUIREMENT SHALL GOVERN THE WORK.
- 15. ANY CHANGES MADE PRIOR TO APPROVAL BY THE OWNER AND/OR ARCHITECT ARE DISALLOWED AS EXTRAS AND THE CONTRACTOR MAY HAVE TO RESTORE ALL CHANGES TO CONFORM TO PLANS WITHOUT ADDITIONAL COMPENSATION. 16. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS SHALL BEAR THE SEAL OF THE REGISTERED FLORIDA
- PROFESSIONAL ENGINEER AS REQUIRED BY THE BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT BY THE GENERAL CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION. 17. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT CANNOT BE OBTAINED BY DIMENSIONS, DETAIL OR SCHEDULE, SHALL
- BE OBTAINED FROM THE ARCHITECT.
- 18. THE CONTRACTOR SHALL CHECK AND COORDINATE THE WORK OF VARIOUS TRADES TO PREVENT ANY CONFLICTS.
- 19. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. 20. THESE PLANS AS DRAWN AND NOTED COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
- 21. ALL ELECTRICAL WORK SHALL BE DONE IN COMPLIANCE WITH THE NATIONAL ELECTRIC CODE (CURRENT EDITION) AND THE MONROE COUNTY CODF
- 22. PORTABLE REST ROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
- 23. COMPLETE HOT AND COLD WATER SYSTEMS AND VENT WASTE AND DRAIN SYSTEMS ALL TO CODE, SHALL BE FURNISHED.
- 24. PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, AND FOUNDATIONS, ETC. AS REQUIRED FOR UTILITY SERVICES. 25. ALL INTERIOR BATHROOM WALLS WILL HAVE SOUND ATTENUATION BLANKET BETWEEN STUDS.
- 26. ALL PLASTIC PIPES WILL HAVE SOUND INSULATION WRAP AND ALL PENETRATIONS AND STRAPS WILL BE INSULATED FOR SOUND.
- 27. ALL BOLTS, CLIPS, HANGERS ETC. SHALL BE GALVANIZED (G90 MINIMUM) 28. CAST IN PLACE CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318, ACI 301, AND FLORIDA BUILDING CODE, FC'=4.0 KSI IN 28 DAYS OR AS INDICATED IN STRUCTURAL NOTES AND DETAILS.
- 29. ALL TIMBER CONSTRUCTION SHALL CONFORM TO AFTC LATEST EDITION.
- 30. NO PIPE, CONDUIT, OR JUNCTION BOXES TO BE PLACED IN THE SLAB OR COLUMNS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL
- DRAWINGS. 31. NEW CONCRETE EXPOSED TO DIRECT SUN SHALL BE SPRAYED OR MOPPED WITH A CURING COMPOUND TO SEAL IN MOISTURE AFTER THE FINISH HAS SET, OR THE CONCRETE CAN BE COVERED AND SOAKED WITH WATER.
- 32. CONCRETE SHALL NOT BE MIXED IN PLACE IN A WET AUGER HOLE. 33. ALL WOOD WITHIN 18" OF GRADE IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- 34. ALL FORMS SHALL BE WET JUST PRIOR TO PLACING CONCRETE.
- 35. ALL SOILS TO BE TREATED FOR BUG INFESTATION PRIOR TO ANY POURS OR COVERINGS.
- 36. ALL FOUNDATION OPENINGS, WALL OPENINGS, FLOOR OPENINGS, ELECTRICAL BOXES, AND PENETRATIONS OF ANY KIND SHALL BE SEALED WITH NONFLAMMABLE, HIGH DENSITY FOAM. 37. THESE PLANS WERE DESIGNED TO MEET FLORIDA BUILDING CODE ASCE 7-98 AND WIND LOAD DESIGN IS BASED ON 180 MILES PER HOUR.
- 38. <u>ALLOWANCE:</u> CONTRACTOR SHALL INCLUDE AND ENUMERATE IN HIS BASE BID THE TOTAL SUMS FOR ALL ALLOWANCES ITEMS. ALLOWANCES SUMS SHALL INCLUDE ITEMS SELECTED BY OWNER. QUANTITIES, PURCHASE, DELIVERY AND INSTALLATION SHALL BE BY CONTRACTOR. ALL OVERAGES OF ALLOWANCE AMOUNTS SHALL BE PAID FOR BY OWNER. ALL SAVINGS OF ALLOWANCE AMOUNTS SHALL BE CREDITED TO OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING, DELIVERY AND INSTALLATION DATES. ALLOWANCE ITEMS, IF ANY SHALL BE LISTED IN WRITING BY THE OWNER/ARCHITECT PRIOR TO BIDDING.
- 39. DESIGN: IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020.
- 40. <u>LIVE LOADS USED IN DESIGN</u>: (SEE STRUCTURAL) ..180 MPH AS PER ASCE 7-10 A. WIND VELOCITY ...

**BUILDING CONDITIONS:** 

- 1. ALL CONTRACTORS ARE TO PATCH ALL SURFACES OF EXISTING INTERIOR PARTITIONS THAT ARE NOT BEING DEMOLISHED OR WERE DAMAGED DUE TO DEMOLITION PROCEEDINGS.
- 2. REMOVE ALL EXISTING FLOOR FINISHES, ADHESIVE, ETC. AS SHOWN ON THE DRAWINGS (PATCH AND REPAIR) TO ACCOMMODATE NEW FLOOR FINISHES. PREPARE FLOOR SURFACE PER MANUFACTURER'S RECOMMENDATIONS. LEVEL AREAS AND FEATHER TO NEW AND DIFFERENT FINISHED TO AVOID TRIP HAZARDS > 1/2" (FEATHER SLOPE 1:12).
- 3. REMOVE ALL INDICATED WALLS, WALL FURRING, DOOR, FRAMES, ETC. THROUGHOUT THE AREA TO FACILITATE NEW CONSTRUCTION AS SHOWN IN THE CONSTRUCTION DOCUMENTS.
- 4. THE GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING DRYWALL CEILING(S), SUSPENDED CEILING TILE(S), AND GRID(S). THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL NEW CEILING(S) AS SHOWN IN SET. COORDINATE BRACING AND SUPPORT FOR LIGHT FIXTURES, ETC.
- 5. WHERE SMALL AREAS OF CEILING ARE AFFECTED BY DEMOLITION AND/OR ADJACENT TO EXISTING CEILING, REPAIR ADJOINING CEILINGS AND PAINT AND/OR INSTALL NEW TILE TO MATCH EXISTING. ROOM OR AREA SHOULD BE CONSISTENT WITH NEW CONSTRUCTION. 6. THE DEMOLITION CONTRACTOR SHALL EXERCISE CARE SO THAT ONLY THE CONSTRUCTION INDICATED OR REASONABLY IMPLIED TO BE REMOVED SHALL BE DEMOLISHED. THE EXISTING CONSTRUCTION TO REMAIN SHALL BE LEFT INTACT AND UNDAMAGED, TYPICAL. ANY DAMAGE(S) WILL BE REQUIRED TO BE REPAIRED BY THE CONTRACTOR(S) AT NOT COST TO THE PROJECT INCLUDING AREAS OUTSIDE OF THE EXTENTS OF

7. UTILITIES, WATER, AND SEWER LINES ARE TO BE IDENTIFIED, CUT, CAPPED AND CLEARLY IDENTIFIED AND FLAGGED.

### HEALTH, SAFETY, AND WELFARE:

WORK.

- 1. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING DEMOLITION AND CONSTRUCTION TO PROTECT AND MAINTAIN THE INTEGRITY AND OPERATION OF EXISTING OR TEMPORARY LIFE SAFETY AND EMERGENCY EGRESS AREAS AND SYSTEMS AS REQUIRED BY LOCAL BUILDING CODES.
- 2. THE GENERAL CONTRACTOR WILL VERIFY WITH THE ARCHITECT ANY EXISTING SECURITY ITEMS TO BE REMOVED AND REUSED. THE GENERAL CONTRACTOR WILL REINSTALL AS DIRECTED.
- 3. THE CONTRACTORS ARE RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLITION AND CONSTRUCTION DEBRIS GENERATED FROM WORK, TAKING CARE TO PREVENT OVERLOADING OF FLOOR ASSEMBLY AND PROTECTION OF ADJACENT EXISTING CONSTRUCTION.
- 4. DURING DEMOLITION. THE CONTRACTOR(S) SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT STRUCTURAL AND OTHER DAMAGE TO THE BUILDINGS EXISTING WALLS.
- 5. ALL ITEMS INDICATED TO BE REMOVED AND ITEMS NOT INDICATED TO BE REUSED SHALL BE DISPOSED OF PROPERLY BY THE CONTRACTORS AS AGREED UPON AND DIRECTED BY THE OWNER OR THEIR AGENT.

### DRAWING INDEX SITE PLAN, SITE CAL EXISTING 1<sup>st</sup> & 2<sup>ND</sup> AE21 A21 PROPOSED 1<sup>st</sup> & 2<sup>ND</sup> AE31 EXISTING ELEVATIONS A31 PROPOSED ELEVATION FIRST & SECOND FL A41 A51 DESIGN PRESSURE S2.1 DECK AND PARTIAL S2.2 PARTIAL REAR SECT CODE INFORMATION THIS PROJECT SHALL BE IN STRIC APPLICABLE CODES INCLUDING: CODE OF ORDINANCES FLORIDA BUILDING CODE RESIDENTIAL 2.1.

ALL WORK SHALL COM

### SCOPE OF WORK

2.1.

THIS IS THE RENOVATION OF A FAMILY RESIDENCE.

THERE WILL BE SOME SITE CLI DOORS REPLACEMENT, NEW D INTERIOR OF THE BUILDING WI

ZONING INFORMATION ZONING DISTRICT : HMDR FLOOD ZONE: X

### ZONING CALCULATIONS

roperty Address:	925	Whitehea

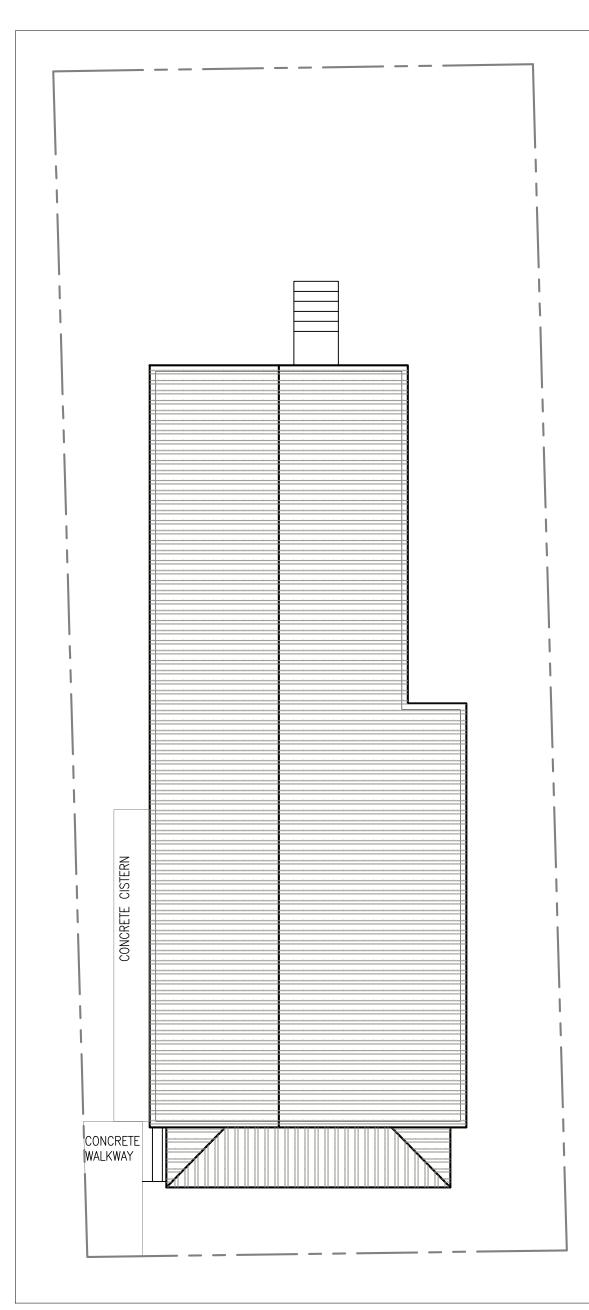
HEIGHT	
BUILDING COVERAGE	
IMPERVIOUS SURFACE RATI	0
LOT SIZE	
LOT WIDTH	
LOT DEPTH	
FRONT SETBACK (SOUTH)	
SIDE SETBACK (EAST)	
SIDE SETBACK (WEST)	
REAR SETBACK (NORTH)	
OPEN SPACE	

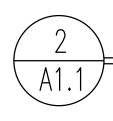
PLAN, SITE CALCS. & NOTES TING 1 <sup>ST</sup> & 2 <sup>ND</sup> FLOOR PLANS POSED 1 <sup>ST</sup> & 2 <sup>ND</sup> FLOOR PLANS TING ELEVATIONS POSED ELEVATIONS T & SECOND FLOORS RCP GN PRESSURE & SCHEDULES ( AND PARTIAL SECOND FLOOR FRAMING TAL REAR SECTION & TYPICAL DETAILS N	M-1.0 M-1.1 M-2.0 E-00 E-00 E-1.0 P-2.0 P-3.0	MECHANICAL SCOPE, NOTES & SCHEDULES MECHANICAL DETAILS & SCHEDULES MECHANICAL PLANS ELECTRICAL SCOPE, NOTES AND DETAILS ELECTRICAL PLANS PLUMBING SCOPE, NOTES AND DETAILS FIRST, SECOND & ATTIC PLUMBING PLAN PLUMBING RISERS
ALL BE IN STRICT ACCORDANCE WITH ALL S INCLUDING: F ORDINANCES – CITY OF KEY WEST, FL BUILDING CODE 2020: RESIDENTIAL BUILDING CODE 2020 EXISTING BUILDING CODE 2020		
RK SHALL COMPLY WITH ASCE 24-14		
OVATION OF A TWO STORY SINGLE CE.		
SOME SITE CLEANING, WINDOWS AND MENT, NEW DECKING. THE ENTIRE E BUILDING WILL BE RENOVATED		
ION	_	
: HMDR		

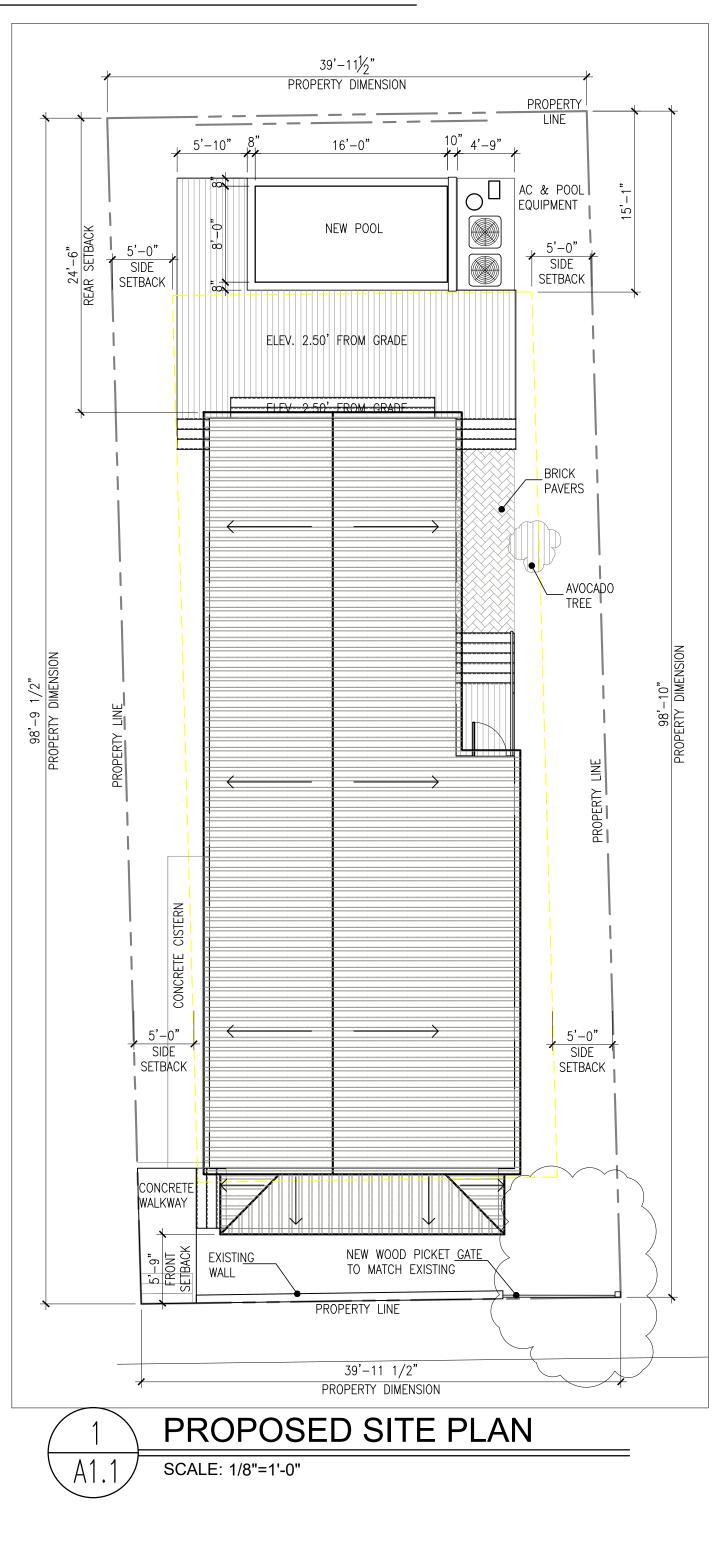


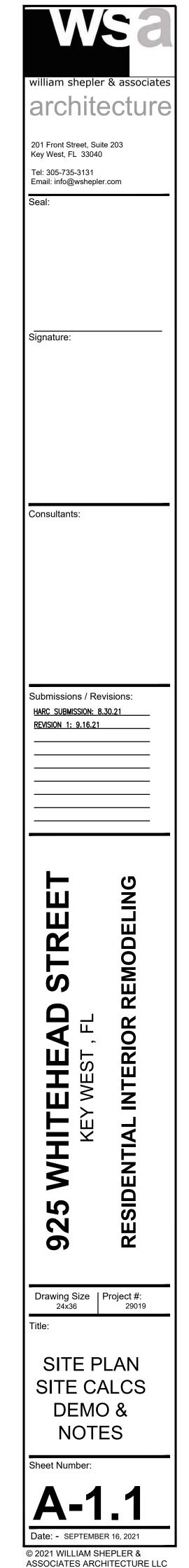


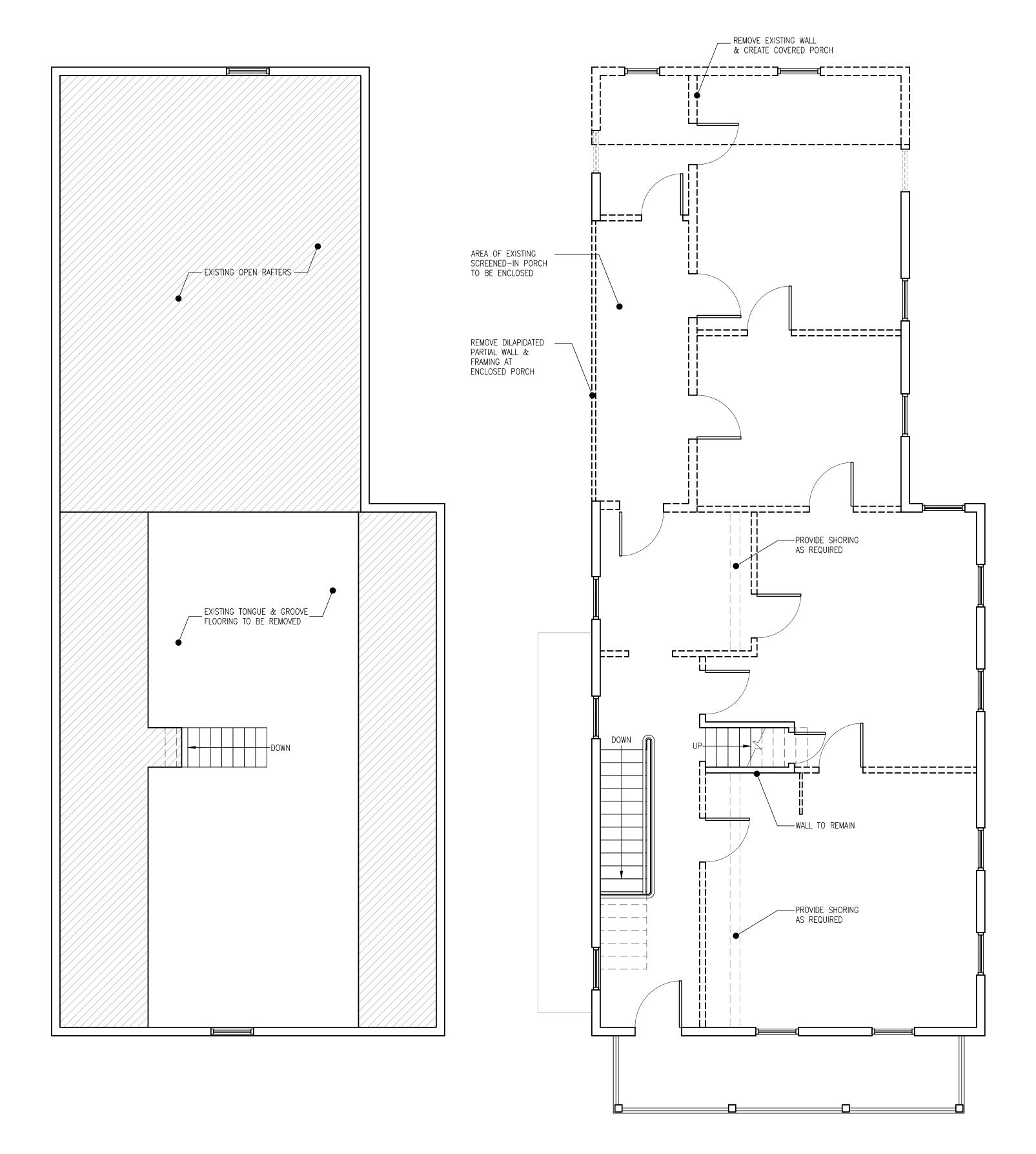
Zoning Calculations										
roperty Address: 925 Whitehead Zoning District: HMDR										
	ALLOWED	EXISTING	PROPOSED	COMPLIANCE						
HEIGHT	30'	33'*	No Change	N/A						
BUILDING COVERAGE	40%	1,655 s.f. (42%)*	No Change	N/A						
IMPERVIOUS SURFACE RATIO	60%	1786 s.f. (45.2%)	2176 s.f. (55.0%)	Yes						
LOT SIZE	Min. 4,000 s.f.	3952 s.f.*	No Change	No Change						
LOT WIDTH	Min. 40'	40'*	No Change	Yes						
LOT DEPTH	Min. 90'	98.8'	No Change	Yes						
FRONT SETBACK (SOUTH)	Min. 10'	5.75'*	No Change	Yes						
SIDE SETBACK (EAST)	Min. 5'	7.9'	No Change	Yes						
SIDE SETBACK (WEST)	Min. 5'	5.9'	No Change	No Change						
REAR SETBACK (NORTH)	Min. 15'	24.5'	No Change	Yes						
OPEN SPACE	Min. 35%	2122 s.f. (53.7%)	1411s.f. (35.7%)	Yes						
*Existing Non-Conforming Condi	tion	-	•							









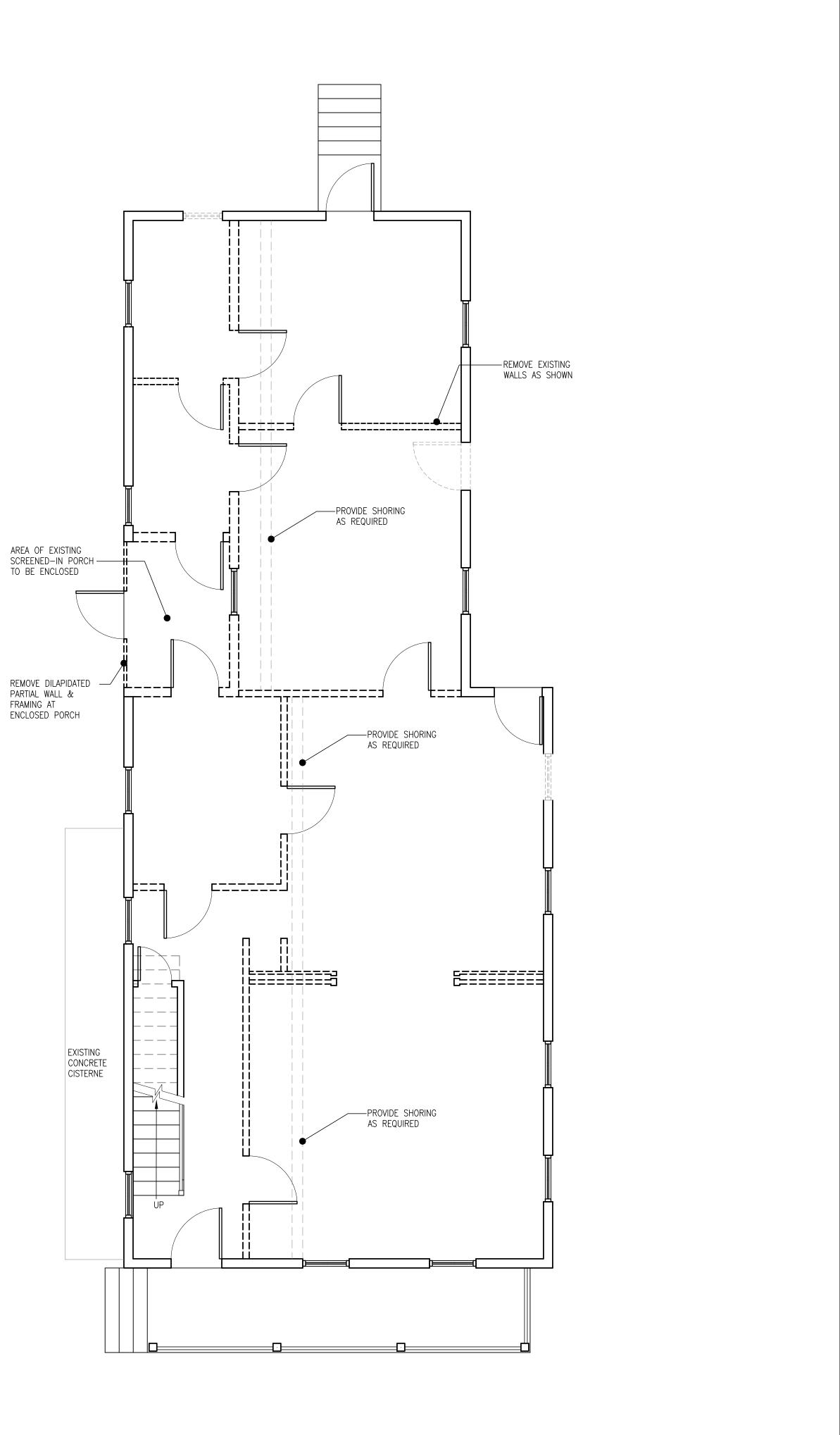








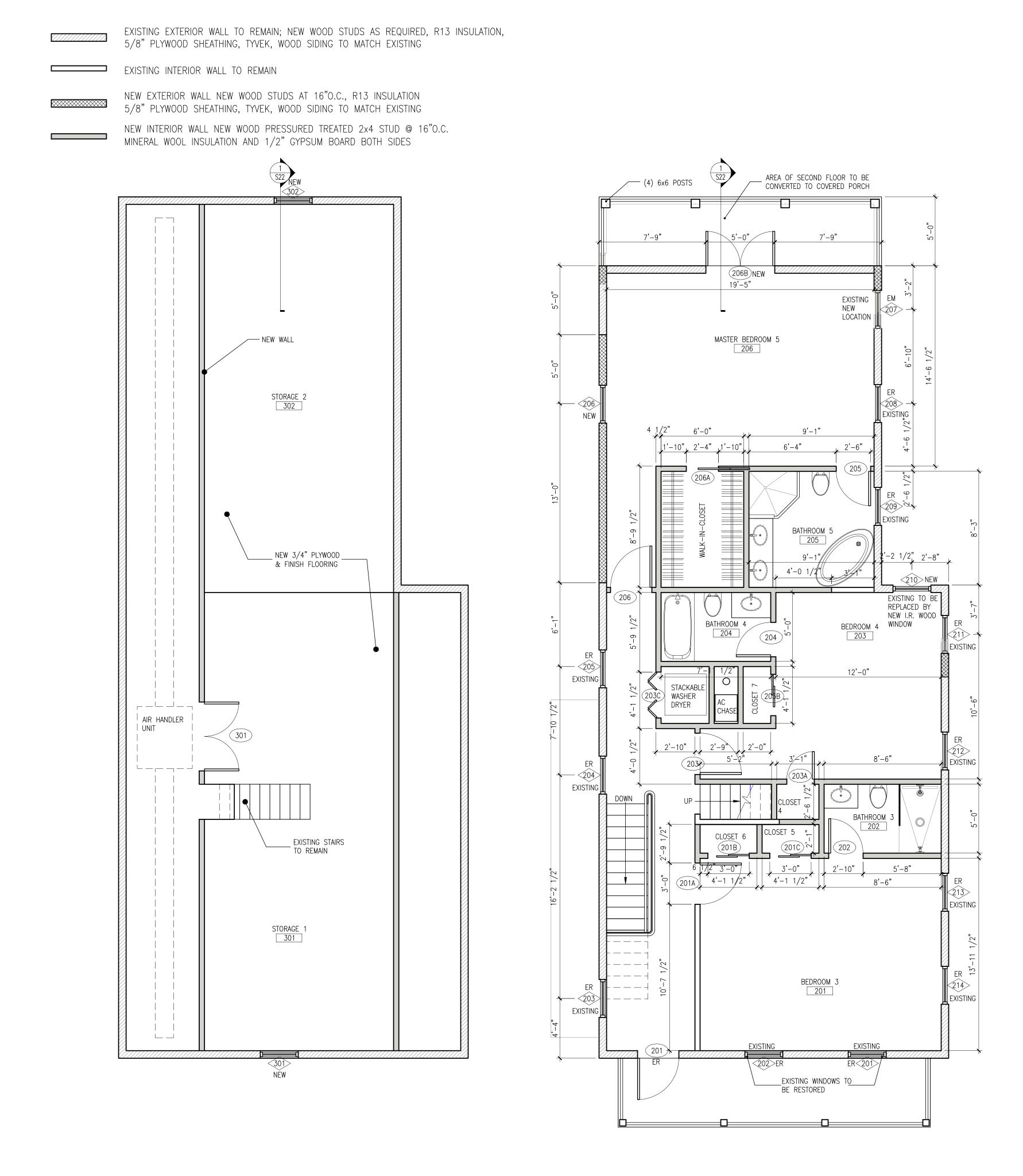




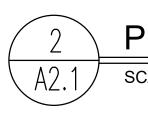
### EXISTING/DEMO FIRST FLOOR PLAN

william shepler archite	
201 Front Street, Suite Key West, FL 33040 Tel: 305-735-3131 Email: info@wshepler. Seal:	
Signature:	
Consultants:	
Submissions / Rev PLANNING SUBMISSION: REVISION 1: 2021.08.2	2.6.21
925 WHITEHEAD STREET KEY WEST, FL	RESIDENTIAL INTERIOR REMODELING
Drawing Size 24x36 Title: EXIST &	Project #: 29019
DEMOL FLOOR F	

© 2021 WILLIAM SHEPLER & ASSOCIATES ARCHITECTURE LLC

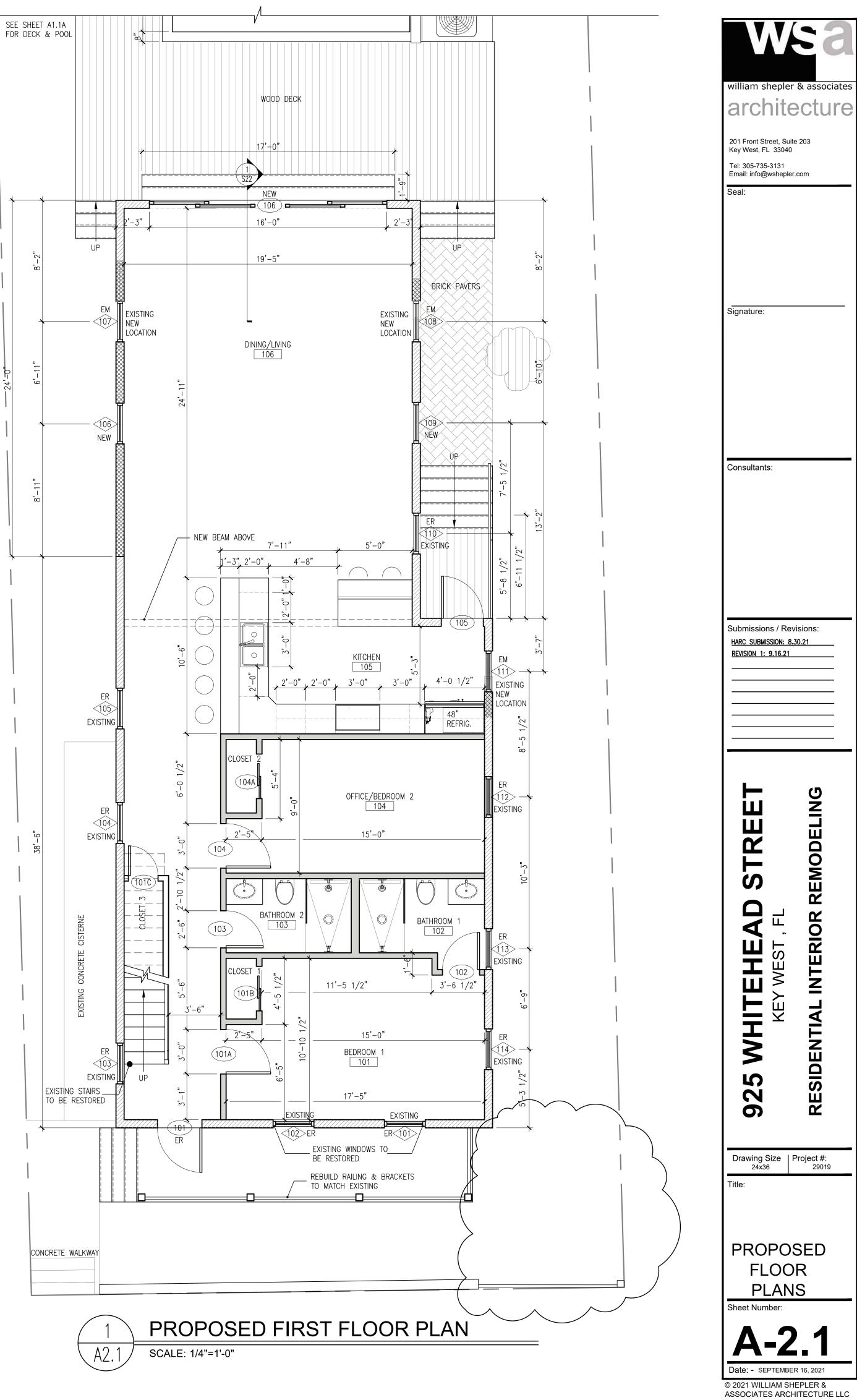


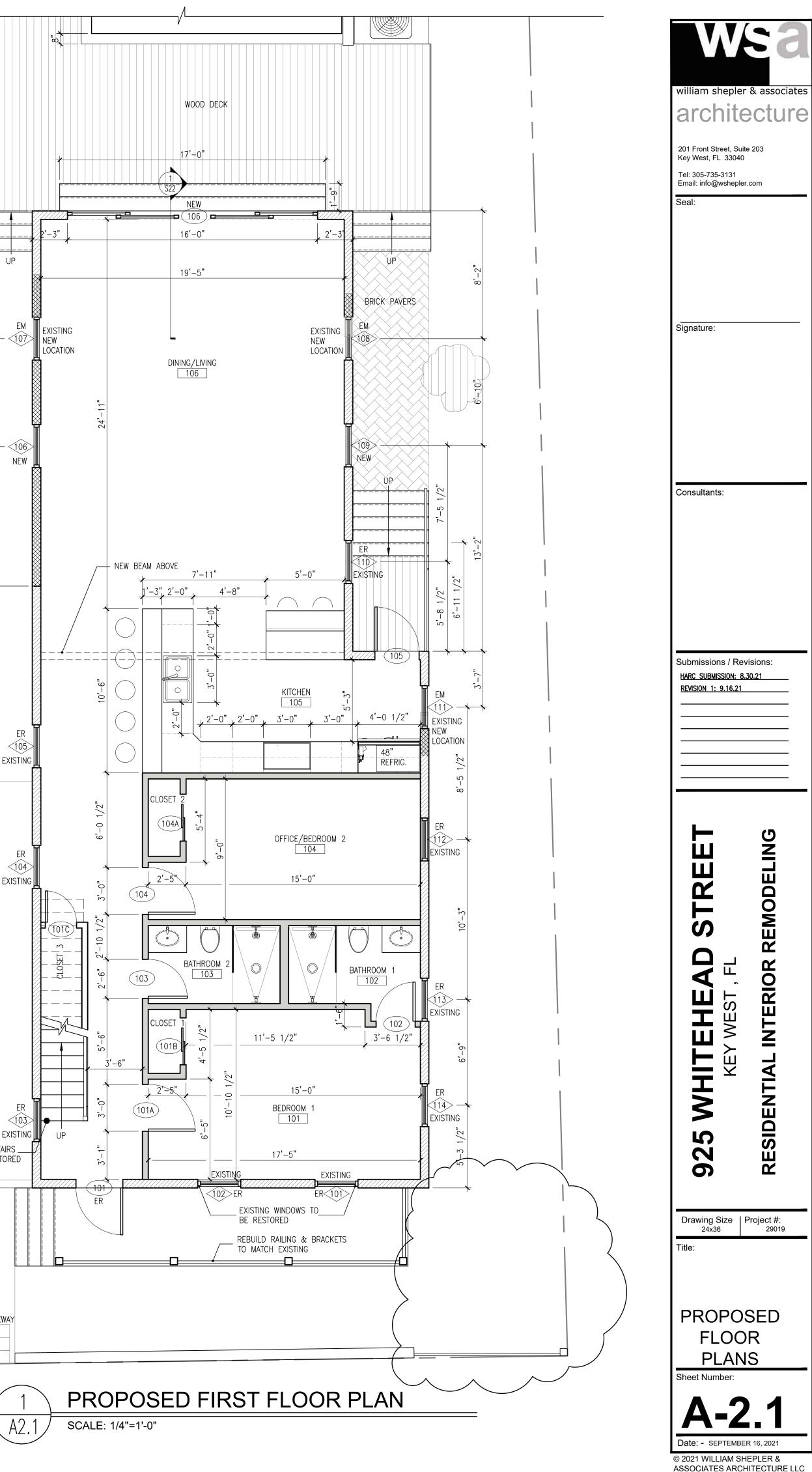


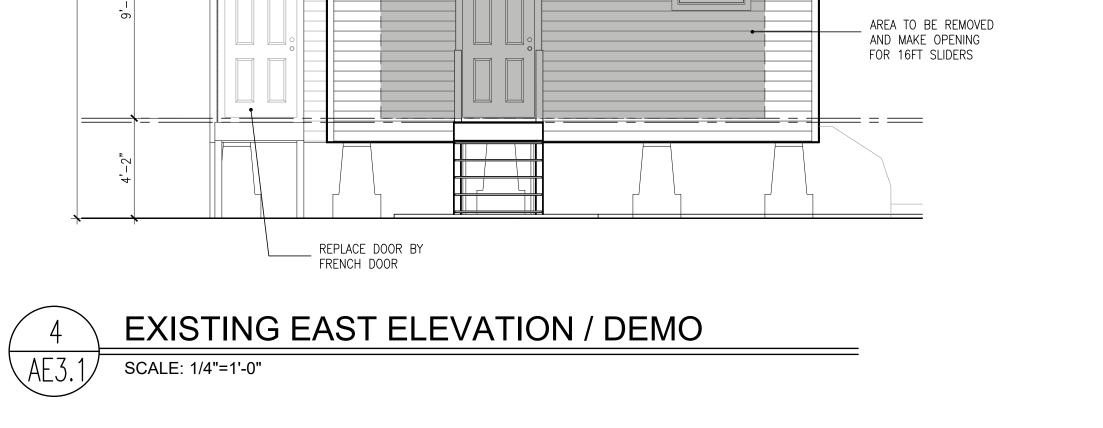


### PROPOSED SECOND FLOOR PLAN

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









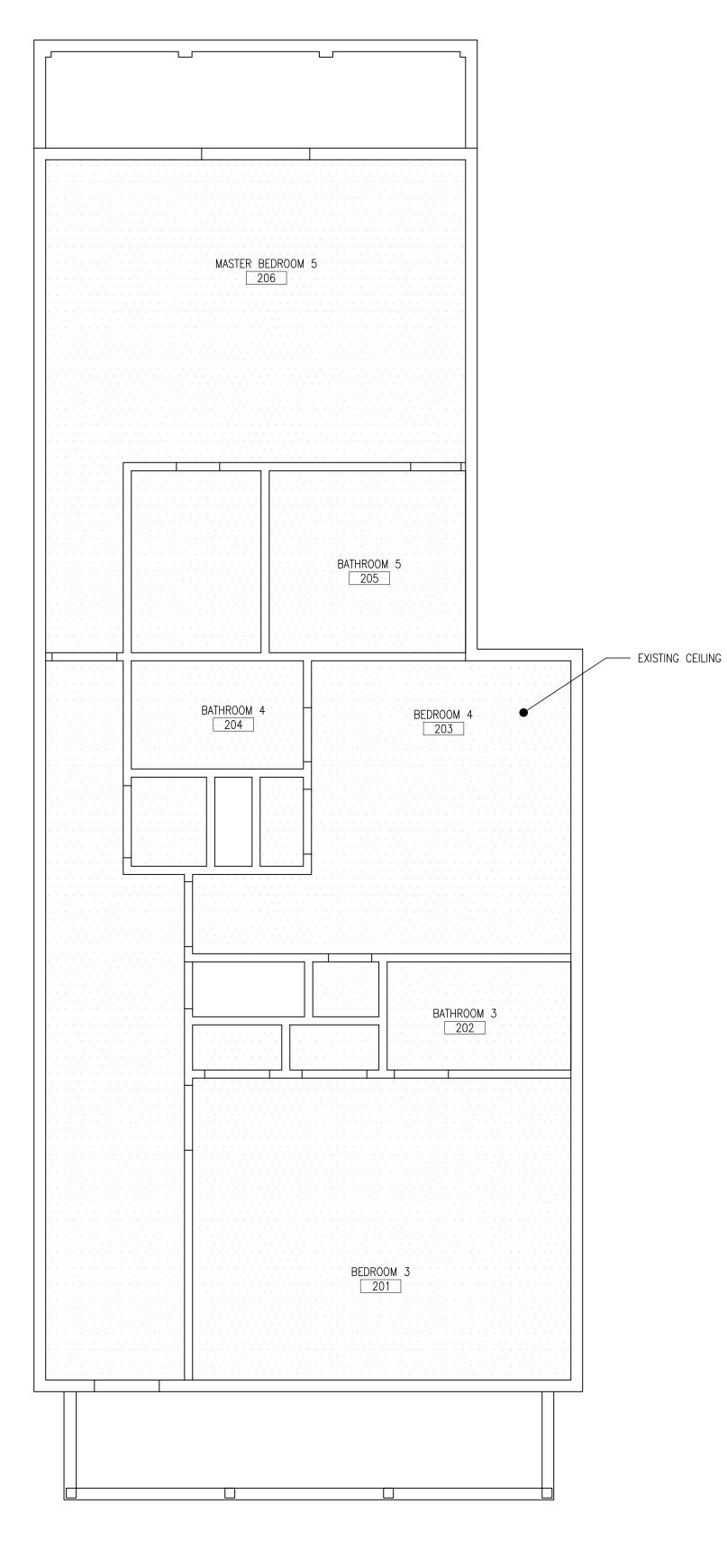


SCALE: 1/4"=1'-0"

<sup>© 2021</sup> WILLIAM SHEPLER & ASSOCIATES ARCHITECTURE LLC

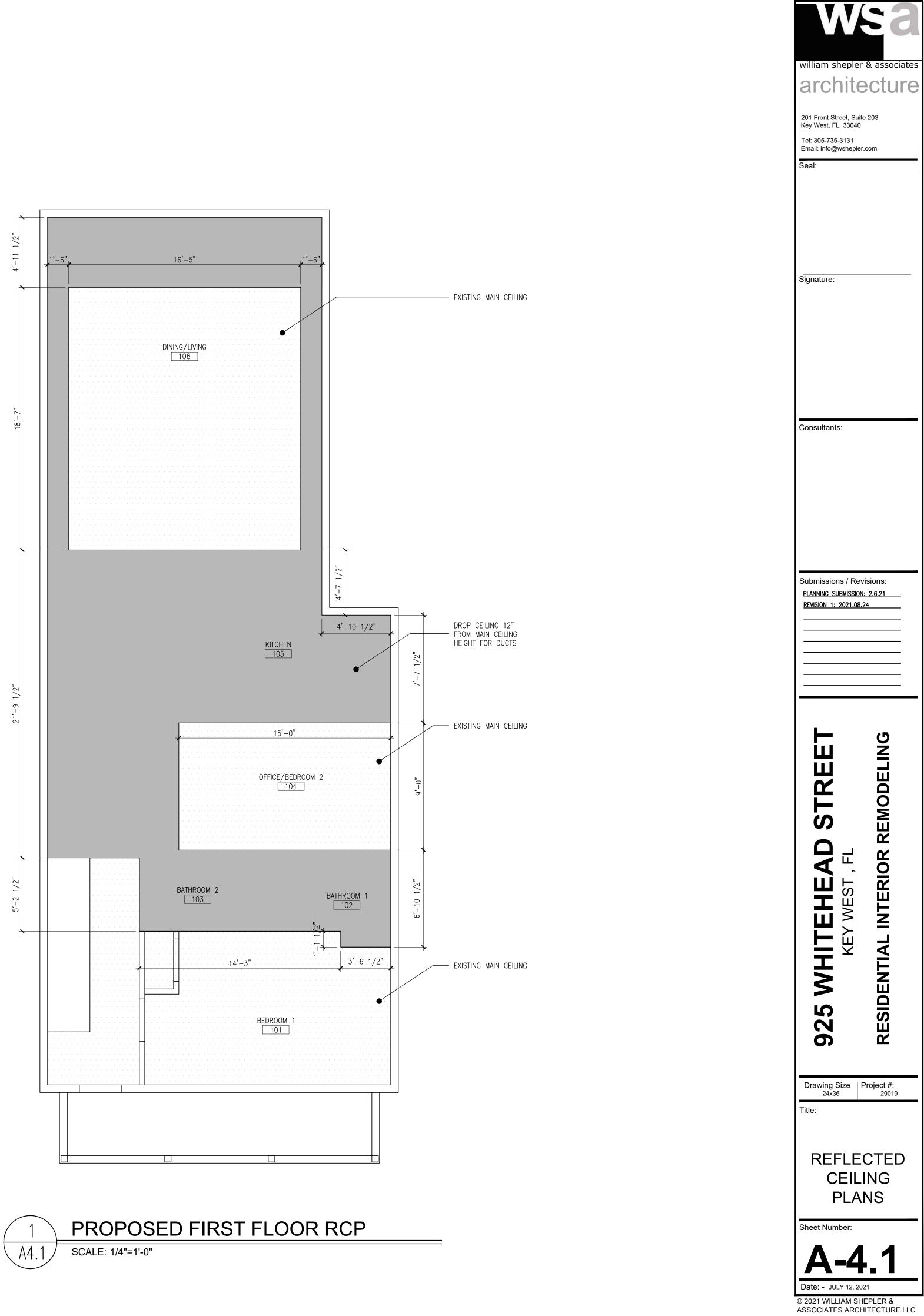


<sup>© 2021</sup> WILLIAM SHEPLER & ASSOCIATES ARCHITECTURE LLC







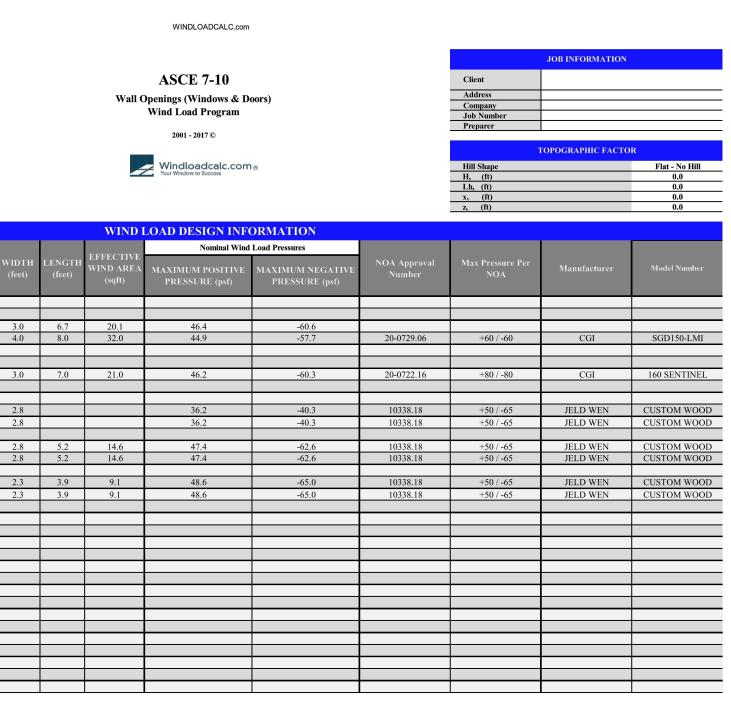


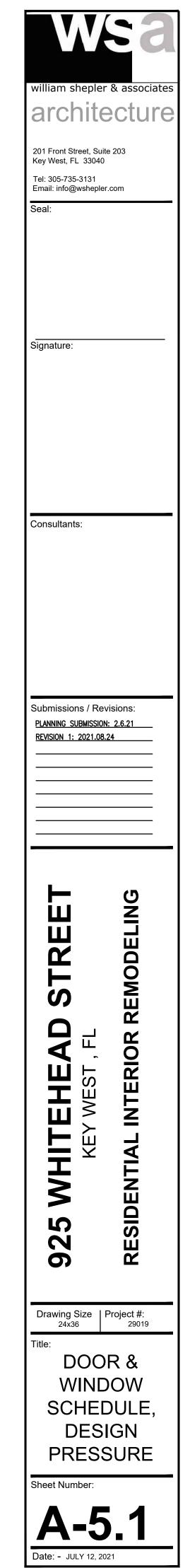
EXTERIOR DOOR SCHEDULE											
	SECOND FLOOR EXTERIOR DOOR SCHEDULE										
SYMBOL	DESCRIPTION	INT /EXT	UNIT SIZE	R.O.	MANFCTR. / MODEL	FINISH	H.W.	NOA / FL #	DESIGN PRESS.	REQ'D PRESSURES	COMMENTS
101	OUTSWING SOLID WD. DOOR	EXT.	EXISTING	N/A	N/A	TBD	TBD	N/A	N/A	+46.4 /-60.6	REMAIN TO BE RESTORED
105	OUTSWING FRENCH DOOR (X)	EXT.	3'-0" x 6'-8"	Verify	CGI / 160 SENTINEL	TBD	TBD	20-0722.16	+80 / -80	+46.2 / -60.3	1 PANELS OUTSWING
106	SLIDERS OXXO	EXT.	(4) 4'-0" x 8'-0"	Verify	CGI / SGD150-LMI	TBD	TBD	20-0729.06	+60 /-60	+44.9 /-57.7	4 PANELS
				SE	COND FLOOR EXTERIOR DO	OOR SCHEE	DULE				
201	OUTSWING SOLID WD. DOOR	EXT.	EXISTING	N/A	N/A	N/A	N/A	N/A	N/A	+46.4 /-60.6	REMAIN TO BE RESTORED
206B	DOUBLE OUTSWING FRENCH DOOR XX	EXT.	(2) 3'-0" X 7'-0"	Verify	CGI / 160 SENTINEL	TBD	TBD	20-0722.16	+80 / -80	+46.2 / -60.3	2 PANELS OUTSWING

SYMBOL	DESCRIPTION	INT /EXT	UNIT SIZE	R.O.	MANUFACTURER / MODEL	FINISH	HARDWARE	COMMENTS
101A	1 PANEL / SOLID WOOD SWING DOOR (HEMLOCK )	INT.	3'-0" X 6'-8"	Verify	JELD-WEN / 1022 OR EQUAL	TBD	TBD	SHAKER STYLE FLAT PANEL - BEDROOM 1
101B	2 PANELS SLIDING DOORS	INT.	(2) 1-6" X 6'-8"	Verify	JELD-WEN / 1022 OR EQUAL	TBD	TBD	SHAKER STYLE FLAT PANEL - DOUBLE SLIDING CLOSET 1 DOORS
101C	EXISTING DOOR TO REMAIN @ CLOSET 3 BY THE STAIRS	INT.						
102	1 PANEL / SOLID WOOD SWING DOOR (HEMLOCK )	INT.	2'-6" X 6'-8"	Verify	JELD-WEN / 1022 OR EQUAL	TBD	TBD	SHAKER STYLE FLAT PANEL - BATHROOM 1 DOOR
103	1 PANEL / SOLID WOOD SWING DOOR (HEMLOCK )	INT.	2'-6" X 6'-8"	Verify	JELD-WEN / 1022 OR EQUAL	TBD	TBD	SHAKER STYLE FLAT PANEL - BATHROOM 2 DOOR
104	1 PANEL / SOLID WOOD SWING DOOR (HEMLOCK )	INT.	3'-0" X 6'-8"	Verify	JELD-WEN / 1022 OR EQUAL	TBD	TBD	SHAKER STYLE FLAT PANEL - BEDROOM 2
104A	2 PANELS SLIDING DOORS	INT.	(2) 1-6" X 6'-8"	Verify	JELD-WEN / 1022 OR EQUAL	TBD	TBD	SHAKER STYLE FLAT PANEL - DOUBLE SLIDING CLOSET 2 DOORS
			SE	COND F	LOOR INTERIOR DOOR SCHEDU	JLE		
201A	1 PANEL / SOLID WOOD SWING DOOR (HEMLOCK )	INT.	3'-0" X 6'-8"	Verify	JELD-WEN / 1022 OR EQUAL	TBD	TBD	SHAKER STYLE FLAT PANEL - BEDROOM 3
201B	2 PANELS SLIDING DOORS	INT.	(2) 1-6" X 6'-8"	Verify	JELD-WEN / 1022 OR EQUAL	TBD	TBD	SHAKER STYLE FLAT PANEL - DOUBLE SLIDING CLOSET 6 DOORS
201C	2 PANELS SLIDING DOORS	INT.	(2) 1-6" X 6'-8"	Verify	JELD-WEN / 1022 OR EQUAL	TBD	TBD	SHAKER STYLE FLAT PANEL - DOUBLE SLIDING CLOSET 5 DOORS
202	1 PANEL / SOLID WOOD SWING DOOR (HEMLOCK )	INT.	2'-6" X 6'-8"	Verify	JELD-WEN / 1022 OR EQUAL	TBD	TBD	SHAKER STYLE FLAT PANEL - BATHROOM 3 DOOR
203	1 PANEL / SOLID WOOD SWING DOOR (HEMLOCK )	INT.	3'-0" X 6'-8"	Verify	JELD-WEN / 1022 OR EQUAL	TBD	TBD	SHAKER STYLE FLAT PANEL - BEDROOM 4
203A	1 PANEL / SOLID WOOD POCKET DOOR (HEMLOCK)	INT.	2-0" X 6'-8"	Verify	JELD-WEN / 1022 OR EQUAL	TBD	TBD	SHAKER STYLE FLAT PANEL - CLOSET 4 DOOR
203B	2 PANELS SLIDING DOORS	INT.	(2) 1-6" X 6'-8"	Verify	JELD-WEN / 1022 OR EQUAL	TBD	TBD	SHAKER STYLE FLAT PANEL - DOUBLE SLIDING CLOSET 7 DOORS
203C	2 PANEL / SOLID WOOD DBL. BI-FOLD CL. DOOR (HEMLOCK )	INT.	3'-4" X 6'-8"	Verify	JELD-WEN / 1022 OR EQUAL	TBD	TBD	SHAKER STYLE FLAT PANEL - DOUBLE BIFOLD WASHER/DRYER DOOR
204	1 PANEL / SOLID WOOD SWING DOOR (HEMLOCK )	INT.	2'-6" X 6'-8"	Verify	JELD-WEN / 1022 OR EQUAL	TBD	TBD	SHAKER STYLE FLAT PANEL - BATHROOM 4 DOOR
205	1 PANEL / SOLID WOOD SWING DOOR (HEMLOCK )	INT.	2'-6" X 6'-8"	Verify	JELD-WEN / 1022 OR EQUAL	TBD	TBD	SHAKER STYLE FLAT PANEL - BATHROOM 5 DOOR
206	1 PANEL / SOLID WOOD SWING DOOR (HEMLOCK )	INT.	3'-0" X 6'-8"	Verify	JELD-WEN / 1022 OR EQUAL	TBD	TBD	SHAKER STYLE FLAT PANEL - BEDROOM 5
206A	1 PANEL / SOLID WOOD POCKET DOOR (HEMLOCK )	INT.	2-4" X 6'-8"	Verify	JELD-WEN / 1022 OR EQUAL	TBD	TBD	SHAKER STYLE FLAT PANEL - POCKET DOOR

			FIRST FLOOR WIND	OW SCHE	DULE					
SYMBOL	DESCRIPTION	UNIT SIZE (WxH)	MANUFACTURER / MODEL	RO	FINISH	SILL HT.	NOA / FL #	DESIGN PRESS.	REQ'D PRESS.	COMMENTS
101	SINGLE HUNG- WOOD	33" x 85"								EXISTING TO BE RESTORED**
102	SINGLE HUNG- WOOD	33" x 85"								EXISTING TO BE RESTORED**
103	SINGLE HUNG- WOOD	33" X 62"								EXISTING TO BE RESTORED**
104	SINGLE HUNG- WOOD	33" X 62"								EXISTING TO BE RESTORED**
105	SINGLE HUNG- WOOD	33" X 62"								EXISTING TO BE RESTORED**
106	DOUBLE HUNG- WOOD	34" x 62"	JELD WEN / CUSTOM WOOD	TBD	VERIFY	TBD	10338.18	+50 / -65	+36.2 / -40.3	NEW
107	SINGLE HUNG- WOOD	33" X 62"								EXISTING - RELOCATED/ RESTORE
108	SINGLE HUNG- WOOD	33" X 62"								EXISTING - RELOCATED/ RESTORED
109	DOUBLE HUNG- WOOD	34" x 62"	JELD WEN / CUSTOM WOOD	TBD	VERIFY	TBD	10338.18	+50 / -65	+36.2 / -40.3	NEW
110	SINGLE HUNG- WOOD	33" X 62"								EXISTING TO BE RESTORED**
111	SINGLE HUNG- WOOD	33" X 62"								EXISTING - RELOCATED/ RESTOR
112	SINGLE HUNG- WOOD	33" X 62"								EXISTING TO BE RESTORED**
113	SINGLE HUNG- WOOD	33" X 62"								EXISTING TO BE RESTORED**
114	SINGLE HUNG- WOOD	33" X 62"								EXISTING TO BE RESTORED**
			SECOND FLOOR WINI	DOW SCH	EDULE					•
201	SINGLE HUNG- WOOD	33" X 62"								EXISTING TO BE RESTORED**
202	SINGLE HUNG- WOOD	33" X 62"								EXISTING TO BE RESTORED**
203	SINGLE HUNG- WOOD	33" X 62"								EXISTING TO BE RESTORED**
204	SINGLE HUNG- WOOD	33" X 62"								EXISTING TO BE RESTORED**
205	SINGLE HUNG- WOOD	33" X 62"								EXISTING TO BE RESTORED**
206	DOUBLE HUNG- WOOD	33" X 62"	JELD WEN / CUSTOM WOOD	TBD	VERIFY	TBD	10338.18	+50 / -65	+47.4 / -62.6	NEW
207	SINGLE HUNG- WOOD	34" X 62"								EXISTING - RELOCATED/ RESTOR
208	SINGLE HUNG- WOOD	33" X 62"								EXISTING TO BE RESTORED**
209	SINGLE HUNG- WOOD	33" X 62"								EXISTING TO BE RESTORED**
210	DOUBLE HUNG- WOOD	33" X 62"	JELD WEN / CUSTOM WOOD	TBD	VERIFY	TBD	10338.18	+50 / -65	+47.4 / -62.6	NEW (TO REPLACE EXISTING)
211	SINGLE HUNG- WOOD	33" X 62"								EXISTING - RELOCATED/ RESTOR
212	SINGLE HUNG- WOOD	33" X 62"								EXISTING **
213	SINGLE HUNG- WOOD	33" X 62"								EXISTING **
214	SINGLE HUNG- WOOD	33" X 62"								EXISTING **
			ATTIC WINDOW	SCHEDUL	.E					
301	DOUBLE HUNG- WOOD	28" X 46"	JELD WEN / CUSTOM WOOD	TBD	VERIFY	TBD	10338.18	+50 / -65	+48.6 / -65	NEW (TO REPLACE EXISTING)
302	DOUBLE HUNG- WOOD	28" X 46"	JELD WEN / CUSTOM WOOD	TBD	VERIFY	TBD	10338.18	+50 / -65	+48.6 / -65	NEW (TO REPLACE EXISTING)

	BUILDING INFORMATIO	ON	
	n Wind Speed	Nominal	
	l Velocity (mph) sure	180 C	_
	nal Pressure	Enclosed	
	ht above ground (z) -(ft) lard Wall Height - (ft)	4.2 19.5	
	n Roof Height (h) - (ft)	28.7	
	ing Width (ft) ing Length (ft)	25.5 67.5	_
Roof	Slope (x:12)	9.0	
	Angle (degrees) dge Strip (ft)	<u>36.87</u> 3.00	_
	Zone (ft)	6.00	
araj	pet Along Roof Perimeter (ft)		_
	APPLYING WIND LOAD FOR:	ZONE	OPENING ELEVATIO (feet)
	DOORS		
	105	5	3.5
	106	5	4
TT V			
	206B	5	14.2
5			
5	WINDOWS	~ ~	4.5
WALL UPENING INFORMATION	106 (WOOD DOUBLE HUNG) 109 (WOOD DOUBLE HUNG)	5	4.5
TNT:		5	1.0
	206 (WOOD DOUBLE HUNG)	5	15.3
Ţ	210 (DOUBLE HUNG DOOR)	5	15.3
2	301(WOOD DOUBLE HUNG)	5	24.7
	302 (WOOD DOUBLE HUNG)	5	24.7
1			
NUTRINUMBER ON			





© 2021 WILLIAM SHEPLER & ASSOCIATES ARCHITECTURE LLC

8/24/2021 Page1

## NOTICING

The Historic Architectural Review Commission will hold a public meeting at <u>5:00 p.m., September 28, 2021 at</u> <u>City Hall, 1300 White Street</u>, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99, or type this link into your browser:

http://keywestcity.granicus.com/MediaPlayer.php?publish\_id=1&embed=1 If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

### RESTORATION OF FRONT FAÇADE AND TWO-STORY PORCHES. ENCLOSURE OF SIDE PORCHES. RENOVATIONS AND NEW FENESTRATIONS AT REAR. NEW POOL AND DECK. REMOVAL OF SIDE PORCH RAILINGS AND PARTIAL WALLS. REMOVAL OF PORTION OF REAR TO ACCOMMODATE NEW SECOND FLOOR PORCH. REMOVAL OF WINDOWS.

### **#925 WHITEHEAD STREET**

Applicant – William Shepler Application #H2021-0046

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 <u>www.cityofkeywest-fl.gov</u>. <u>THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION</u>

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



# PROPERTY APPRAISER INFORMATION

9/20/21, 10:21 AM

### 

### Disclaimer

The Morroe 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	00018050-000000	1530
Account#	1018511	N 30
Property ID	1018511	Sec. 3
Millage Group	11KW	1.40
Location	925 WHITEHEAD St, KEY WEST	Section.
Address		
Legal	KW PT LOT 4 SQR 9 TR 4 (LT11 L-130) P-60 OR9-247 OR115-54 OR208-182 OR212-414 OR621-	
Description	801 OR2744-973 OR3056-2103 OR3060-2462	÷
	(Note: Not to be used on legal documents.)	
Neighborhood	6108	
Property	SINGLE FAMILY RESID (0100)	
Class		
Subdivision		
Sec/Twp/Rng	06/68/25	
Affordable	No	
Housing		
_		Hirthi
		111111

MISCH PAMELA K 1327 Whitehead St Key West FL 33040



MISCH MARK ANTHONY 1327 Whitehead St Key West FL 33040

### Owner

MISCH PAUL 1327 Whitehead St Key West FL 33040

	Key	AAG2	TFL3	3040	
V	alu	atio	n		

raidation				
	2021	2020	2019	2018
+ MarketImprovementValue	\$303,619	\$324,894	\$257,208	\$261,720
+ Market Misc Value	\$1,047	\$1,060	\$1,072	\$1,084
+ Market Land Value	\$579,541	\$437,613	\$427,264	\$481,966
= Just Market Value	\$884,207	\$763,567	\$685,544	\$744,770
<ul> <li>Total Assessed Value</li> </ul>	\$884,207	\$754,098	\$685,544	\$744,770
<ul> <li>School Exempt Value</li> </ul>	\$0	\$0	\$0	\$0
= School Taxable Value	\$884,207	\$763,567	\$685,544	\$744,770

### Land

e Depth
98.8

### Buildings

Building ID					Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOU	NDATION			Year Built	1938
Building Typ					EffectiveYearBuilt	1999
Gross Sq Ft					Foundation	WD CONC PADS
Finished Sq					Roof Type	GABLE/HIP
Stories	2 Floor				Roof Coverage	METAL
Condition	AVERAGE				Flooring Type	SFT/HD WD
Perimeter	368				HeatingType	NONE
Functional					Bedrooms	5
Economic O					Full Bathrooms	2
Depreciatio					Half Bathrooms	0
Interior Wal	IIs WALL BD/WD WAL				Grade	550
					Number of Fire PI	0
Code	Description	Sketch Area	Finished Area	Perimeter		
EPA	ENCLPORCH WD	120	0	0		
OPX	EXC OPEN PORCH	220	0	0		
FLA	FLOOR LIV AREA	2,496	2,496	0		
OUU	OP PR UNFIN UL	15	0	0		
P∪F	SC PRCH FIN UL	120	0	0		
TOTAL		2,971	2,496	0		

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1949	1950	1	35 SF	1
FENCES	1959	1960	1	144 SF	2
CH LINK FENCE	1964	1965	1	495 SF	1
FENCES	2011	2012	1	84 SF	2

https://qpublic.schneidercorp.com/Application.aspx?ApplD=605&LayerlD=9946&PageTypeID=4&PageID=7635&Q=768538735&KeyValue=00018050-... 1/3

9/20/21, 10:21 AM

### qPublic.net - Monroe County, FL - Report: 00018050-000000

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/30/2020	\$600,000	Warranty Deed	2293638	3060	2462	37 - Unqualified	Improved
6/28/2014	\$0	Order (to be used for Order Det. Heirs, Probate in	2290897	3056	2103	19 - Unqualified	Improved
2/1/1975	\$32,000	Conversion Code		621	801	Q - Qualified	Improved

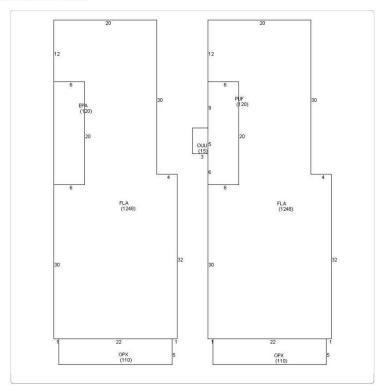
Permits

Number 🖨	Date Issued 🖨	Date Completed 🖨	Amount 🖨	Permit Type 🗢	Notes 🖨
11-4335	12/1/2011	2/23/2012	\$1,500		R &R PICKET FENCE 28'x3', FRONT GATE AND BACK GATE
03-2271	6/24/2003	10/30/2003	\$100		MOVE EXISTING FENCE
9703205	9/1/1997	12/1/1997	\$700		UPGRADE SERVICE

View Tax Info

### View Taxes for this Parcel

Sketches (click to enlarge)



Photos



### 9/20/21, 10:21 AM

### qPublic.net - Monroe County, FL - Report: 00018050-000000



**TRIM** Notice

2021 TRIM Notice (PDF)

2021 Notices Only

### No data available for the following modules: Commercial 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 <u>under tark</u>



User Privacy Policy GDPR Privacy Notice

Last Data Upload: 9/20/2021, 2:15:16 AM

Version 2.3.147