

### Historic Architectural Review Commission Staff Report for Item 8

To: Chairman Haven Burkee and Historic Architectural Review

**Commission Members** 

From: Daniela Salume, MFA

Historic Preservation Manager

Meeting Date: November 18, 2025

Applicant: Justin Henika

Application Number: C2025-0093

Address: 625 William Street

### **Description of Work:**

Renovations to contributing structure. Reconstruct rear shed roof addition with gable roof. New pool house, new pool, new pool deck, and site improvements. Demolition of non-historic rear cottage. Demolition of existing walkways and concrete stairs.

### Site Facts:

The building under review is a historic contributing structure within the historic district, constructed circa 1892. The site consists of the primary one-story residence, a rear shedroof addition, a one-story CMU addition, and concrete walkways. The rear shed-roof addition is historic but not original to the structure, while the CMU addition first appears in the 1981 aerial photograph and is considered non-historic.

Currently the house sits on piers and is located within an AE-6 flood zone.





Photo taken by the Property Appraiser's office 08/19/22.



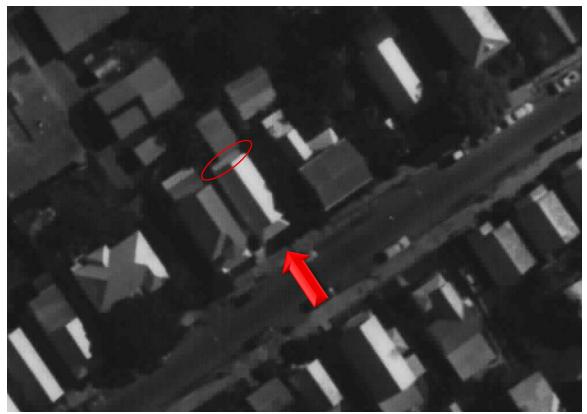


Current photo of property under review.





Current photo of property under review.



1968 aerial photo, rear shed roof addition circled in red.



1972 aerial photo.



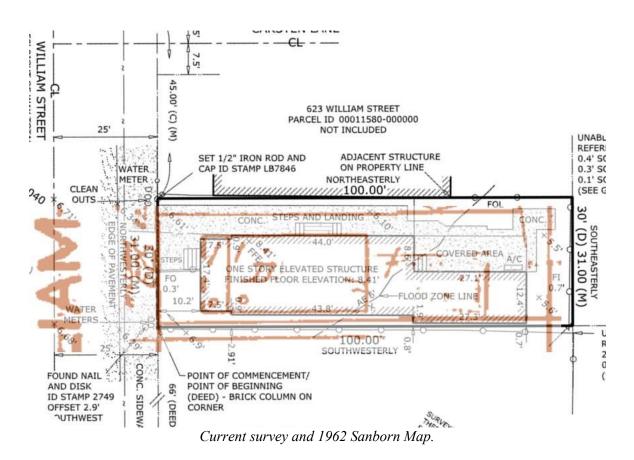
1975 aerial photo.



1981 aerial photo, accessory structure circled in red.



1930s aerial photo.



### **Guidelines Cited on Review:**

- Guidelines for Building Exteriors-wood (page 24), specifically guidelines 1 and 2.
- Guidelines for Roofing (page 26-26a), specifically guidelines 1, 2, 3, 4 (first sentence), and 6.
- Guidelines for Windows (pages 29a-29k), specifically guidelines A (3, 5, 6, 7, 8, 9) and B (1 and 3).
- Guidelines for Entrances, Porches, Doors, and exterior staircases (page 32), specifically guidelines 1, 2, 3, 4, 5, 7, 9, 12, 15 and 16.
- Guidelines for Foundations & Lattice Infill (page 34), specifically guidelines 1, 2, 3, and 4.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 3, 4, 5 (first sentence), 6 (first sentence), 11, 12, 13, 14, 17, 19, 21, 22, 23, 24, 26, 27, 28, 29, 30, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7 (last sentence), 8, 11, 12, 13 (first sentence), 14, 18, 22, 23, 24, and 25.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically first paragraph and guidelines 1, 2, 3, and 4.
- Guidelines for Accessory Structures (pages 40-41), specifically guidelines 1, 3, 4, 9, 10 (first sentence), and 11.
- Guidelines for Fences & Walls (pages 41-42), specifically guidelines 1, 2, 3, 4, 5, 6, 8, 9, and 10.
- Guidelines for HVAC (pages 42-43), specifically guidelines 1 (first sentence), 4, 5, 6, and 7.
- Guidelines for Parking (page 43), specifically guidelines 2, 3, and 6.

### **Ordinance Cited on Review:**

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

### **Staff Analysis:**

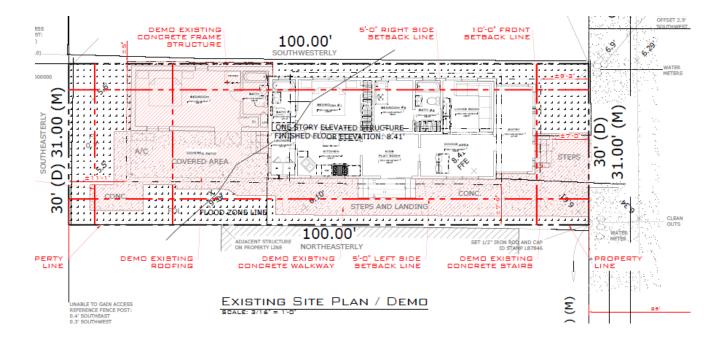
A Certificate of Appropriateness is currently under review for renovations to a contributing structure. The proposed plans include the construction of a pool house, pool, and pool deck, with all pool equipment located behind the pool feature wall at the rear of the property.

The front elevation of the main house will be restored to a traditional open porch configuration with a new wood-frame entry door, 2 over 1 wood windows, 6x6 wood posts, wood railings, and a porch roof finished with metal shingles. The rear elevation will include an aluminum-frame sliding door opening to the pool area, and the side elevations will feature wood siding with 2 over 1 aluminum windows. The left elevation will include a small entry porch with a hip roof attached to the main roof which will be lower than the existing ridge line. The height of the existing contributing structure is 16'1".

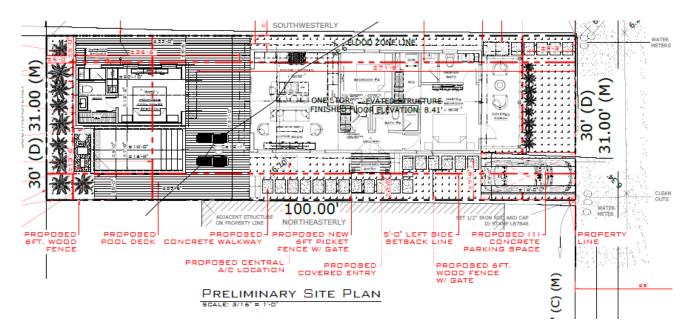
The existing rear addition, currently featuring a shed roof, will be reconstructed with a gable roof finished in metal shingles with a height of 15'6". The site plan includes one concrete parking space, a 4-foot wood picket fence along the front property line, and 6-foot wood picket fencing along the sides. The trash will be located on the right side of the porch and there will be concrete pavers.

The proposed pool house will have a 5V-crimp gable roof, cementitious siding, aluminum doors and windows, and fixed aluminum shutters on the left elevation with a total height of 15'1". An outdoor shower with a 6-foot privacy enclosure and gate is also proposed, along with vertical lattice infill between foundation piers.

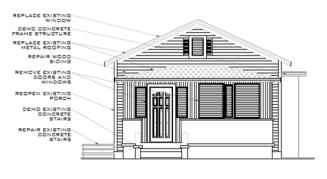
As for demolition, the existing concrete walkways and front steps will be removed, along with the non-historic rear concrete cottage structure seen on the 1981 aerial photo. The shed roof on the rear addition of the main house will also be demolished to allow for the construction of a new gable roof. This addition is historic but not original to the main structure.



Existing Site Plan/Demo Plan.



Proposed Site Plan.



EXISTING FRONT ELEVATION
SCALE: 3/8" = 1'-0"

### Existing Front Elevation.



Proposed Front Elevation.

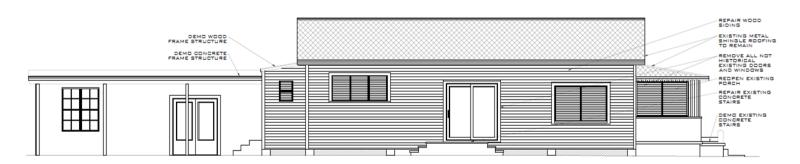


Existing Rear Elevation.



PROPOSED REAR ELEVATION

### Proposed Rear Elevation.



EXISTING LEFT ELEVATION

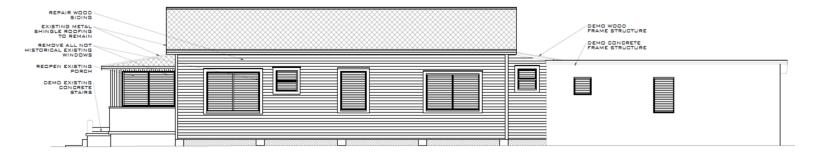
SCALE: 3/8" = 110"

### Existing Left Elevation.



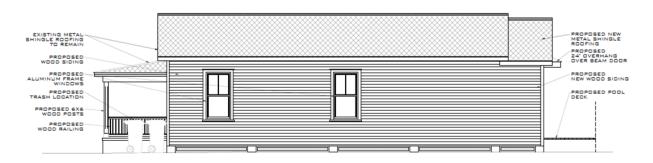
PROPOSED LEFT ELEVATION

### Proposed Left Elevation.



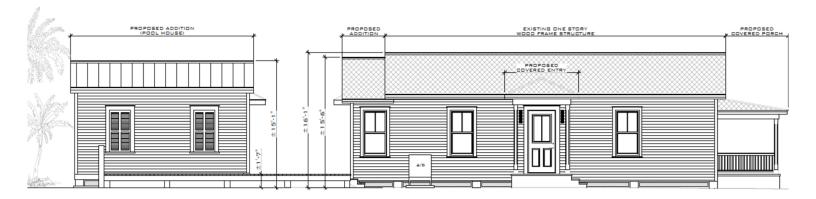
### EXISTING RIGHT ELEVATION

### Existing Right Elevation.



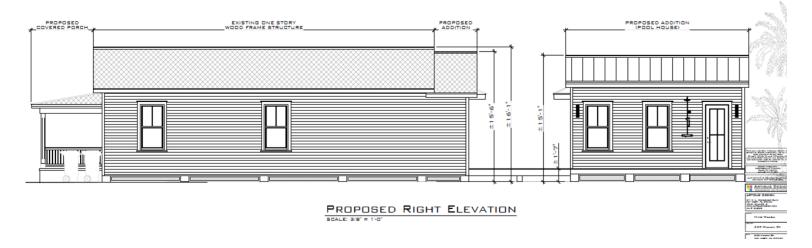
### PROPOSED RIGHT ELEVATION

### Proposed Right Elevation.



### PROPOSED LEFT ELEVATION

### Proposed Left Elevation with pool house.



Proposed Right Elevation with pool house.

### **Consistency with Cited Guidelines:**

The proposed work is generally consistent with the HARC Guidelines for the renovation of contributing structures. The project restores the main house's traditional front porch and brings back important historic details like wood posts, railings, and windows. The rear addition and pool house use compatible roof styles, materials, and proportions that fit the property and surrounding context. However, the new covered entry on the left elevation extends into the main roof plane of the contributing structure. **Guideline 17 of Additions** states that roof forms of contributing buildings cannot be altered if that portion of the roof is visible from any street, and **Guideline 4 of Roofing** further specifies that a roof's form, pitch, design, or materials must not be altered unless restoring it to a verifiable and historically appropriate form. Staff recommends redesigning this entry so the main roofline remains intact. Site improvements, such as the wood picket fencing and lattice infill, are appropriate and consistent with the guidelines. Overall, the project improves the historic character of the property while integrating new elements in a sensitive way.

### Criteria for Demolition:

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

Certain elements under review, such as the rear addition with the shed roof, are historic. The addition of the entry porch on the left elevation will require demolition of a portion of the contributing roof. However, the one-story cottage is not historic and first appears in the 1981 aerial photograph. In addition, the enclosed porch is not original to the structure. None of these components exhibit significant deterioration.

### 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.

The existing rear cottage and shed roof addition lack distinctive stylistic or construction features that would make it architecturally significant. However, the addition of the entry porch would alter the contributing roof which is a character-defining feature of the main structure.

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

It is staff understanding that no significant events have ever happened in the site relevant 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.

It is staff's understanding that the elements under review have no significant character and are not associated with the life of a significant person in the past.

4 Is not the site of a historic event with a significant effect upon society.

It is staff's understanding that the site is not associated with any significant event.

5 Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

It is staff's understanding that the elements under review do not exemplify the 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.

Staff believes that most of the elements proposed for demolition do not portray an era of history characterized by a distinctive architectural style except for the main roof where the entry porch is proposed.

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.

This is not the case.

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 under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city.

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

Staff believes that based on current documentation, the structure has not yielded, and is unlikely to yield, any historically significant information

Staff finds that the request for demolition does not meet the criteria for demolition of a contributing structure. However, the non-historic rear cottage, the shed roof addition, and non-original enclosed porch may be considered for demolition. If the proposed entry porch design proceeds as submitted, the project will require two readings before the HARC Commission, as it involves demolition of a contributing roof element. If the entry porch design is removed or redesigned so that it does not alter the contributing roof, the request will require only one reading and would meet the criteria for demolition. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

# APPLICATION

### HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



ADDRESS OF PROPOSED PROJECT:

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

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

625 William St, Key West, FL 33040

NAME ON DEED:	Michael Wajda	PHONE NUMBER N/A
OWNER'S MAILING ADDRESS:	8 Sylvan PL, Nutley, NJ 07110	EMAIL N/A
APPLICANT NAME:	Justin Henika	PHONE NUMBER 305-394-9404
APPLICANT'S ADDRESS:	3710 N Roosevelt Blvd	EMAIL justin@artibusdesign.com
APPLICANT'S SIGNATURE:	Justin Henika	DATE 10/15/2025
ANY PERSON THAT MAKES CHANGES	TO AN APPROVED CERTIFICATE OFAPPROPRIAT	TENESS MUST SUBMIT A NEW APPLICATION.
PUNISHABLE PER SECTION 775.082 OR DESCRIBED IN THE APPLICATION SHALI APPLICANT FURTHER STIPULATES THAT DESCRIPTION OF WORK, AS DESCRIBED AND THE SUBMITTED PLANS, THE AFORE PROJECT INCLUDES: REPLACEMENT PROJECT INVOLVES A CONTRIBUTING STATES.	S OR HER OFFICIAL DUTY SHALL BE GUILTY OF 775.083. THE APPLICANT FURTHER HEREBY ACK. BE THE SCOPE OF WORK THAT IS CONTEMPLAT SHOULD FURTHER ACTION BE TAKEN BY THE HEREIN, AND IF THERE IS CONFLICTING INFORM SMENTIONED DESCRIPTION OF WORK SHALL BE COPF WINDOWS X RELOCATION OF A STRUCTUSTRUCTURE: YES X NO INVOLVES IN INTERIORAL RICHARD IN INVOLVES	NOWLEDGES THAT THE SCOPE OF WORK AS ATED BY THE APPLICANT AND THE CITY. THE CITY FOR EXCEEDING THE SCOPE OF THE ATION BETWEEN THE DESCRIPTION OF WORK ONTROLLING.  JRE ELEVATION OF A STRUCTURE S A HISTORIC STRUCTURE: YES_X_ NO
DETAILED PROJECT DESCRIPTION GENERAL:	ON INCLUDING MATERIALS, HEIGHT, DIMENSIONS	S, SQUARE FOOTAGE, LOCATION, ETC.
Remodel the existing single fame and pool house.	nily residence. Remove non-historic rear	cottage. Construct new pool, deck,
MAIN BUILDING:		
Re-open front porch that was er	nclosed after original construction. Remo	odel interior floor plan. Remove
existing jalousie windows and re	esize/relocate windows with single hung	windows meeting the historic
	Reconstruct rear shed roof addition with	gable roof.
DEMOLITION (PLEASE FILL OUT AND A	TIACH DEMOLITION APPENDIX):	
See attached		

## 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	E(S):		
Remove non-historic	c rear cottage. Construct new po	ol, deck, and pool house.	
PAVERS:		FENCES:	
		4ft wood picket fence front	
		6ft wood picket fence sides and rear	
DECKS:		PAINTING:	
Composite deck (<3	30") in rear	White or HARC approved color	
SITE (INCLUDING GRADIN	NG, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):	
No grading. No fill.	Tree protection, as required.	Residential in-ground pool in rear	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):		OTHER:	
New AC and pool equipment			
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE:			INITIAL:
MEETING DATE.	APPROVED NOT APPROVED _	_ DEFERRED FOR FUTURE CONSIDERATION	INITIAL.
MEETING DATE:	ADDDOVED NOT ADDDOVED	_ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	AITROVEDNOTAITROVED _	_ DELENKED FOR FOR CONSIDERATION	INITIAL:
DEACONG OR CONDITIONS.	APPROVEDNOT APPROVED _	_ DEFERRED FOR FUTURE CONSIDERATION	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:	
HARC STAFE SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

### HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



HARC COA#	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF	PROPOSED	PROJECT:
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PROPERTY OWNER'S NAME:

**APPLICANT NAME:** 

625 William St, Key West, FL 33040

Mike Wajda & James Nebelung

Justin Henika, P.E. Artibus Design LLC

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.

Michael Wajda 10/14/2025

PROPERTY OWNER'S SIGNATURE

DATE AND PRINT NAME

### **DETAILED PROJECT DESCRIPTION OF DEMOLITION**

Demolition of enclosed front porch, to restore open front porch.

Demolition of existing rear addition (non-historic shed roof), to reconstruct with gable roof.

Demolition of existing non-historic rear cottage.

### 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.

N/A

- (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.

Front porch: Infilled after original construction, restore to open porch.

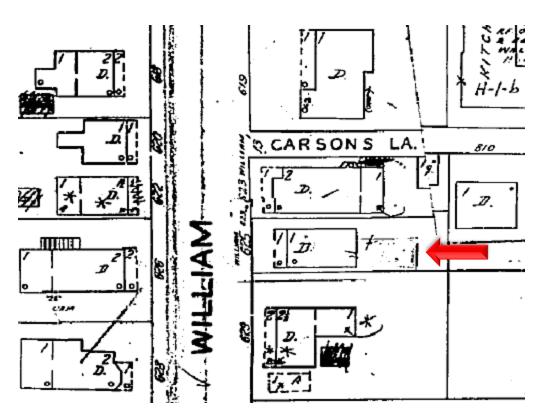
Rear addition: Shed roof addition located at rear of the house.

Rear cottage: Later addition located at rear of structure, construction type is inconsistent

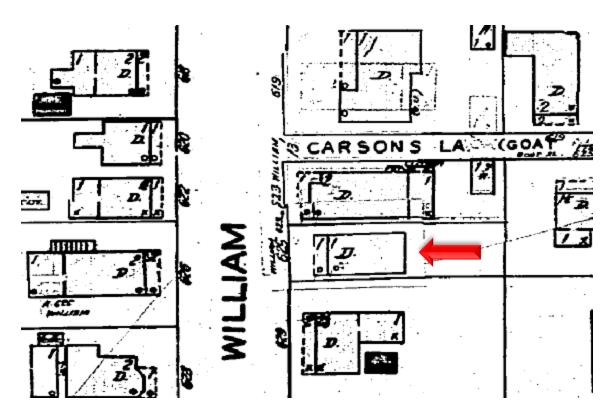
with original house.

	his application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as rovided 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.
N/A	
(c)	Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city,
(0)	state or nation, and is not associated with the life of a person significant in the past.
N/A	
(d)	Is not the site of a historic event with significant effect upon society.
	The first and the transfer of the first and
N/A	
(e)	Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
N/A	
(f)	Does not portray the environment in an era of history characterized by a distinctive architectural style.
• • • • • • • • • • • • • • • • • • • •	boos not portray the environment in an era of motory enaracterized by a distinctive architectural style.
N/A	
(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.
N/A	
/h\	Door not have a unique location or singular physical characteristic which represents an established and femiliar visual
(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.
N/A	

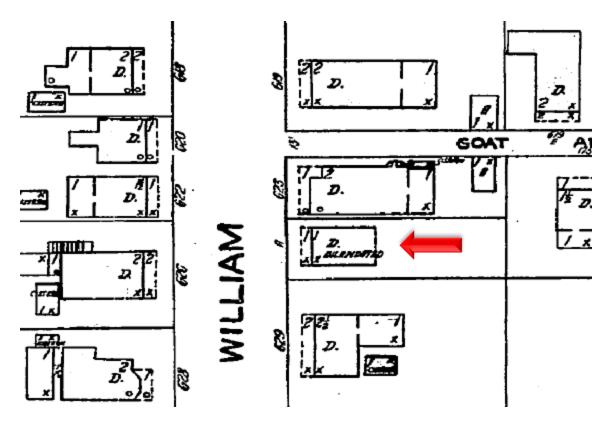
Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.
(i) Has not yielded, and is not likely to yield, information important in history,
N/A
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 neighborhood so that the character is diminished.
Historic character of the district and neighborhood will not be affected by the proposed
demolition work.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
Relationship between structures and open space will not be destroyed by proposed
demolition work.
(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.
Proposed work intends to remove non-significant later additions and restore the historic
character of the site.
(4) Removing buildings or structures that would otherwise qualify as contributing.
N/A



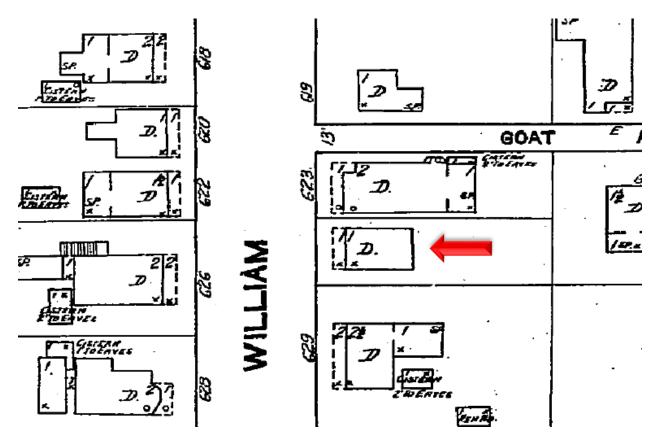
1962 Sanborn Map



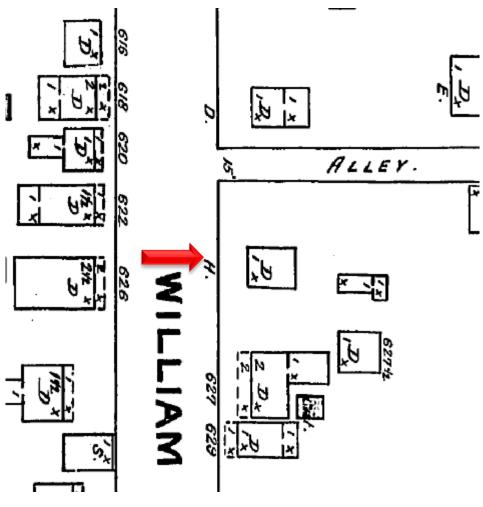
1948 Sanborn Map



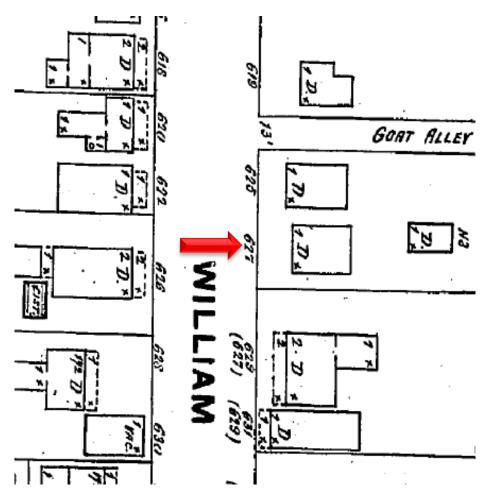
1926 Sanborn Map



1912 Sanborn Map



1892 Sanborn Map



1899 Sanborn Map

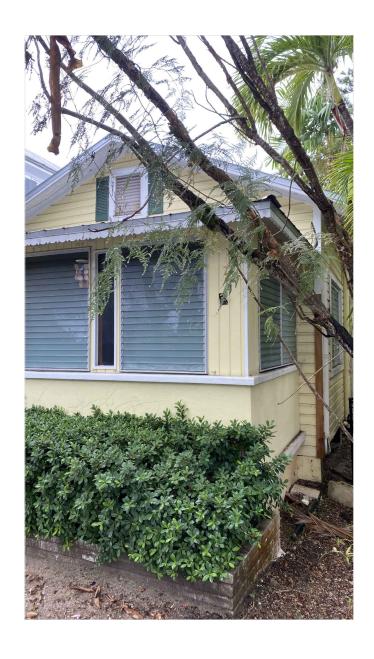
# PROJECT PHOTOS

# 625 WILLIAM ST (HISTORICAL PHOTO)



# 625 WILLIAM ST (FRONT SIDE VIEW)





# 625 WILLIAM ST (LEFT SIDE VIEW)



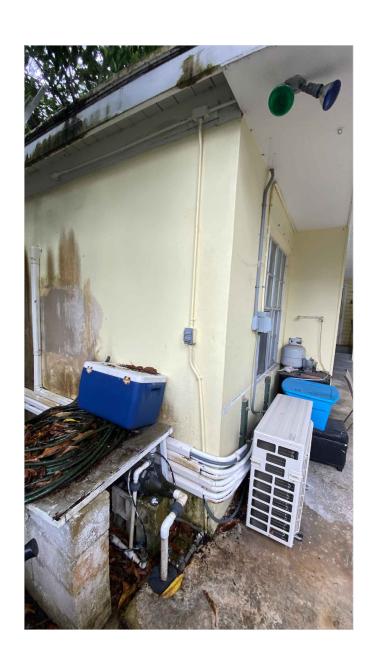


# 625 WILLIAM ST (RIGHT SIDE VIEW)

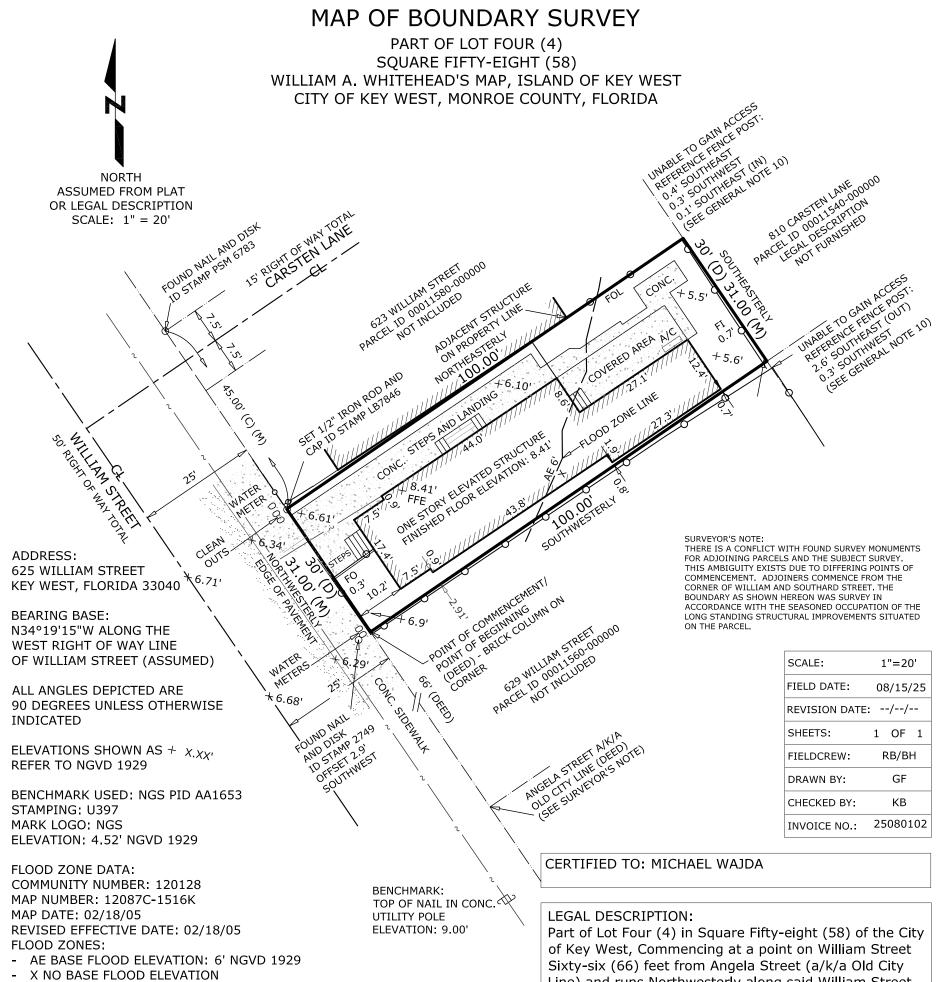




# 625 WILLIAM ST (REAR SIDE VIEW)







**GENERAL NOTES:** 

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED

OTHERWISE.

UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.

THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.

SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY. THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

10. FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17.052 STANDARDS OF PRACTICE: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS. 2 BOUNDARY MONUMENTS:

(B) 6. WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATIONS MAY BE USED THAT IS DURABLE AND IDENTIFIABLE. (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)

### REECE & ASSOCIATES PROFESSIONAL SURVEYORS AND MAPPERS LICENSED BUSINESS (LB) NO. 7846

31193 AVENUE A, BIG PINE KEY, FL. 33043 OFFICE (305) 872 - 1348 EMAIL: INFO@REECESURVEYING.COM

Line) and runs Northwesterly along said William Street Thirty (30) feet; thence run Northeasterly One Hundred (100) feet; thence runs Southeasterly Thirty (30) feet; thence runs Southwesterly One Hundred (100) feet to William Street the place of beginning.

ABBREVIATIONS: = CENTERLINE NAVD = NORTH AMERICAN VERTICAL = COAST AND CGS **DATUM 1988** GEODETIC SURVEY = NATIONAL GEODETIC SURVEY CLF = CHAINLINK FENCE NGVD = NATIONAL GEODETIC VERTICAL (D) = DEED DATUM (1929) = ELECTRIC BOX EΒ = PLAT ΕM = ELECTRIC METER = PERMANENT IDENTIFIER PID = FIELD = RADIUS = FENCE IN FΙ = ROOF OVERHANG LINE FO = FENCE OUT = SANITARY CLEAN-OUT SCO = FENCE ON LINE FOL SMH = SANITARY MANHOLE = LICENSE BUSINESS LB SV = SEWER VALVE = LICENSE SURVEYOR = WATER METER WM (M) = MEASURED = WATER VALVE

PLASTIC FENCE -//-WOOD FENCE CHAIN LINK FENCE OVERHEAD WIRES

UTILITY POLE CONC. UTILITY POLE METAL UTILITY POLE WOODS

FIRE HYDRANT ❖

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

> NOT VALID WITHOUT THE **ELECTRONIC SIGNATURE** AND THE ORIGINAL ELECTRONIC SEAL OF A FLORIDA SURVEYOR AND MAPPER

# PROPOSED DESIGN

# HARC APPLICATION SET FOR MAJOR REMODELING

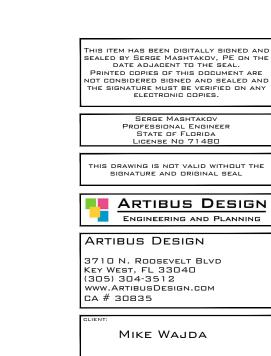
SITE LOCATION



LOCATION MAP:

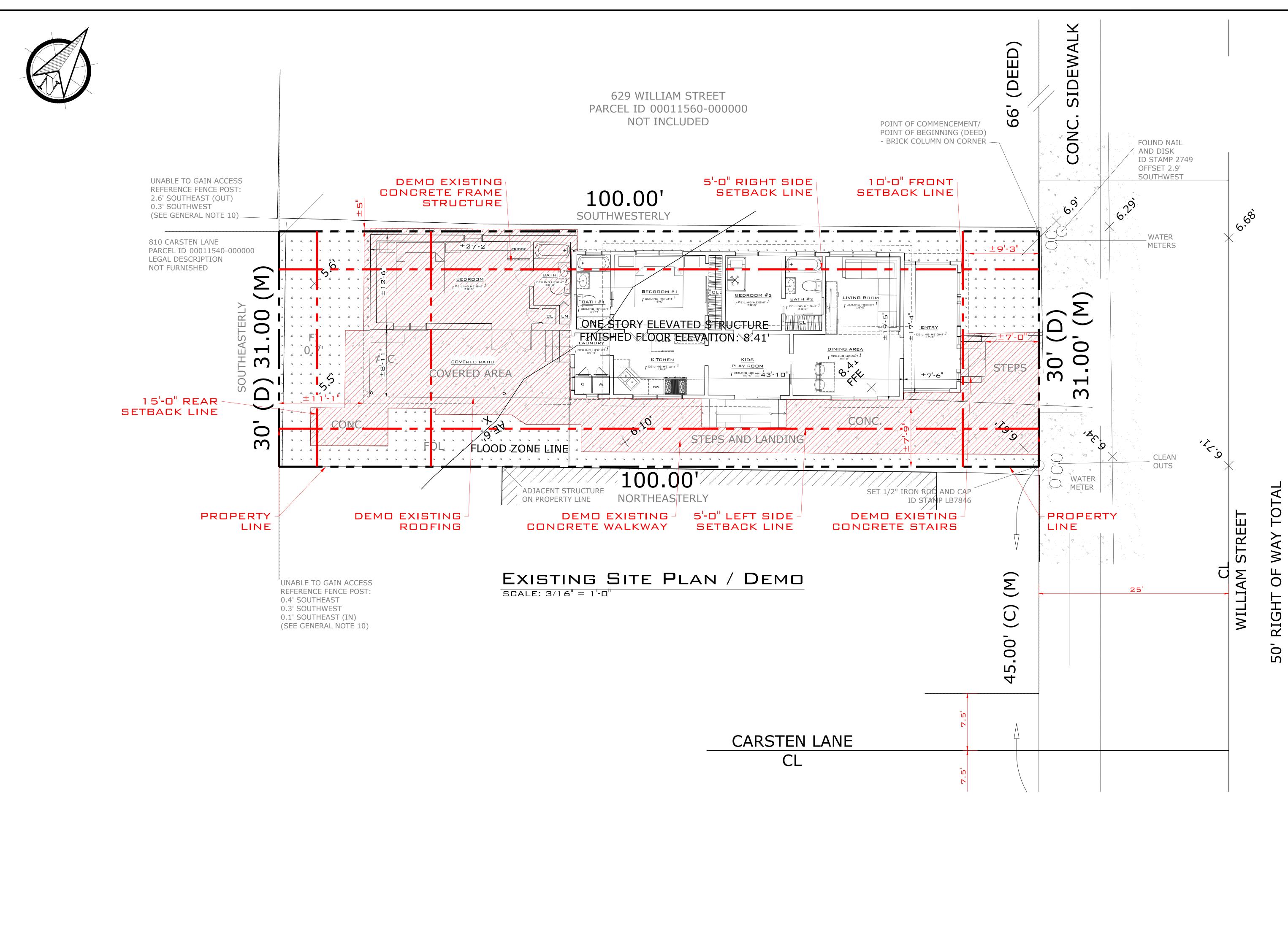
PROJECT LOCATION:
625 WILLIAMS ST,
KEY WEST, FL 33040

CLIENT: MIKE WAJDA



625 WILLIAM ST

KEY WEST, FL 33040



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGE MASHTAKOV, PE ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO 71480

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ARTIBUS DESIGN

STORY WEST, FL 33040

(305) 304-3512

WWW.ARTIBUSDESIGN.COM

GA # 30835

CLIENT:

MIKE WAJDA

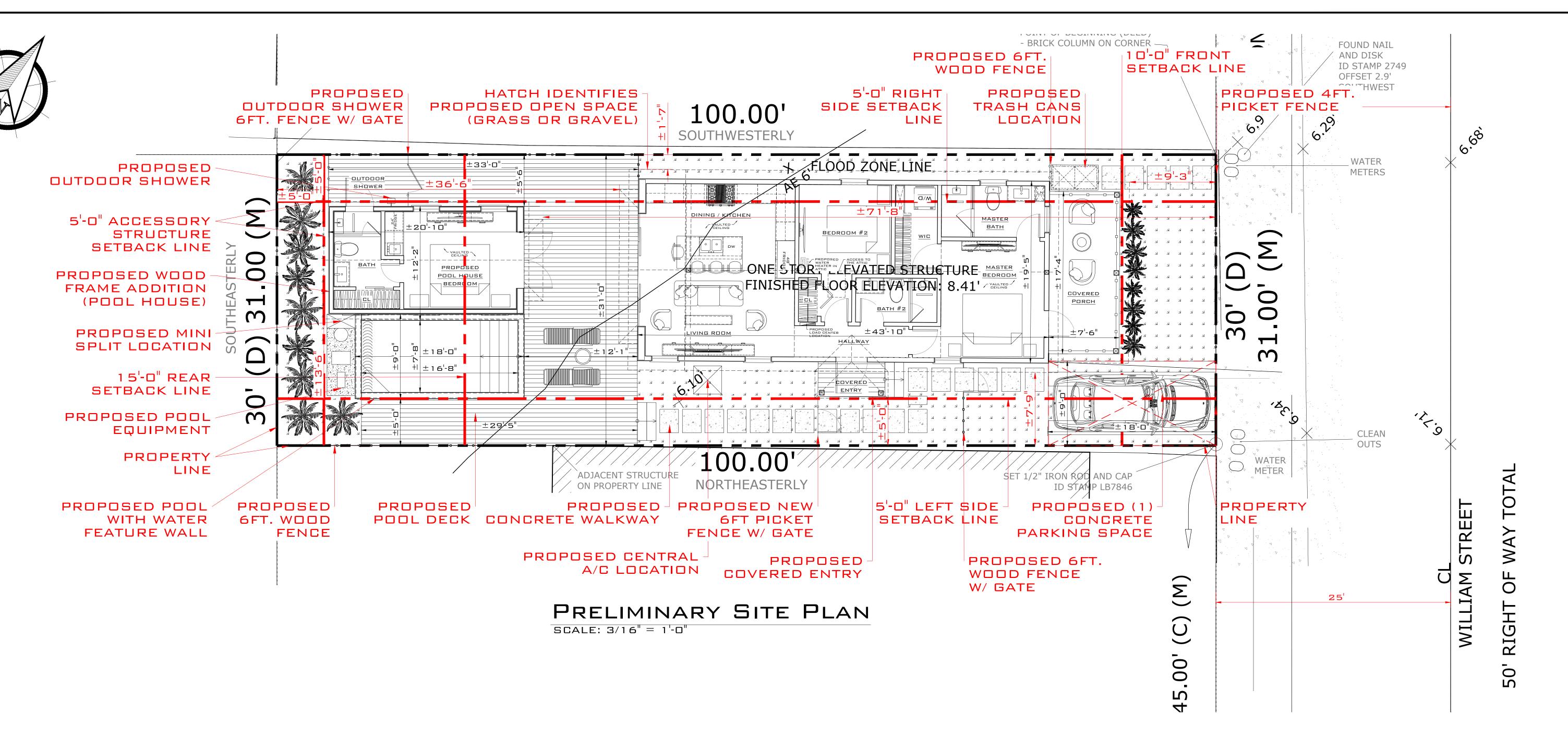
PROJECT:

625 WILLIAM ST,

KEY WEST, FL 33040

EXISTING SITE PLAN

2508-02 C-101



TOTAL SITE AREA:  $\pm 3,099.03$  SQ.FT

LAND USE: HHDR FLOOD ZONE: X-AE6

SETBACKS		ACCESSORY STRUCT	URE SETBACKS
FRONT: REQUIRED EXISTING PROPOSED	1 0'-0" 9'-3" NO CHANGES	FRONT: REQUIRED EXISTING PROPOSED	5'-0" 0'-0" 71'-8"
LEFT SIDE: REQUIRED EXISTING PROPOSED	5'-0" 7'-9" 5'-0"	LEFT SIDE: REQUIRED EXISTING PROPOSED	5'-0" 0'-0" 1 3'-6"
RIGHT SIDE: REQUIRED EXISTING PROPOSED	5'-0" -0'-5" 1'-7"	RIGHT SIDE: REQUIRED EXISTING PROPOSED	5'-0" 0'-0" 5'-0"
REAR: REQUIRED EXISTING PROPOSED	20'-0" 1 1'-1" 36'-6	REAR: REQUIRED EXISTING PROPOSED	5'-0" 0'-0" 5'-0"

### MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (1,859.41 SQ.FT.)
EXISTING 38.73% (±1,200.26 SQ.FT.)
PROPOSED 29.73% (±921.62 SQ.FT.)
(IMPROVEMENT)

(SPACE UNDER ELEVATED STRUCTURE IS CONSIDERED AS PERVIOUS)

EX. CONCRETE PORCH:  $\pm 129.68$  SQ.FT. POOL & EQ. PAD & A/C:  $\pm 177.00$  SQ.FT. CONCRETE WALKWAY / DRIVEWAY:  $\pm 374.94$  SQ. FT. POOL HOUSE:  $\pm 240.00$  SQ.FT.

TOTAL: ±921.62 SQ.FT.

### MAXIMUM BUILDING COVERAGE:

REQUIRED 50% (1,549.51 SQ.FT.)
EXISTING 51.81% (±1,605.77 SQ.FT.)
PROPOSED 40.39% (±1,251.98 SQ.FT.)
(IMPROVEMENT)

### OPEN SPACE MINIMUM:

REQUIRED 35% (1,084.66 SQ.FT.) EXISTING 28.37% (±879.35 SQ.FT.) PROPOSED 28.79% (±892.45 SQ.FT.) (IMPROVEMENT)

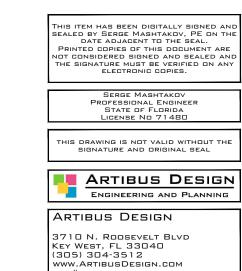
### 20FT SETBACK AREA: 619.77 SQ.FT

REQUIRED 30.0% MAX ( $\pm 619.77*0.3=185.9$  SQ.FT.) EXISTING 43.1% ( $\pm 267.15$  SQ.FT.) PROPOSED 26.9% ( $\pm 166.75$  SQ.FT.)

### NOTE:

ACCESSORY REAR YARD COVERAGE INCLUDES ACCESSORY STRUCTURE ONLY, OVERHANGS, DECKS (<30"), POOL,AND POOL EQUIPMENT ARE NOT INCLUDED IN THIS AREA.

ROOF OVERHANGS
ARE NOT COUNTED
INTO BUILDING COVERAGE
AND ARE CONSIDERED
AS PERVIOUS AREA AND OPEN SPACE.



MIKE WAJDA

ROJECT:
625 WILLIAM ST

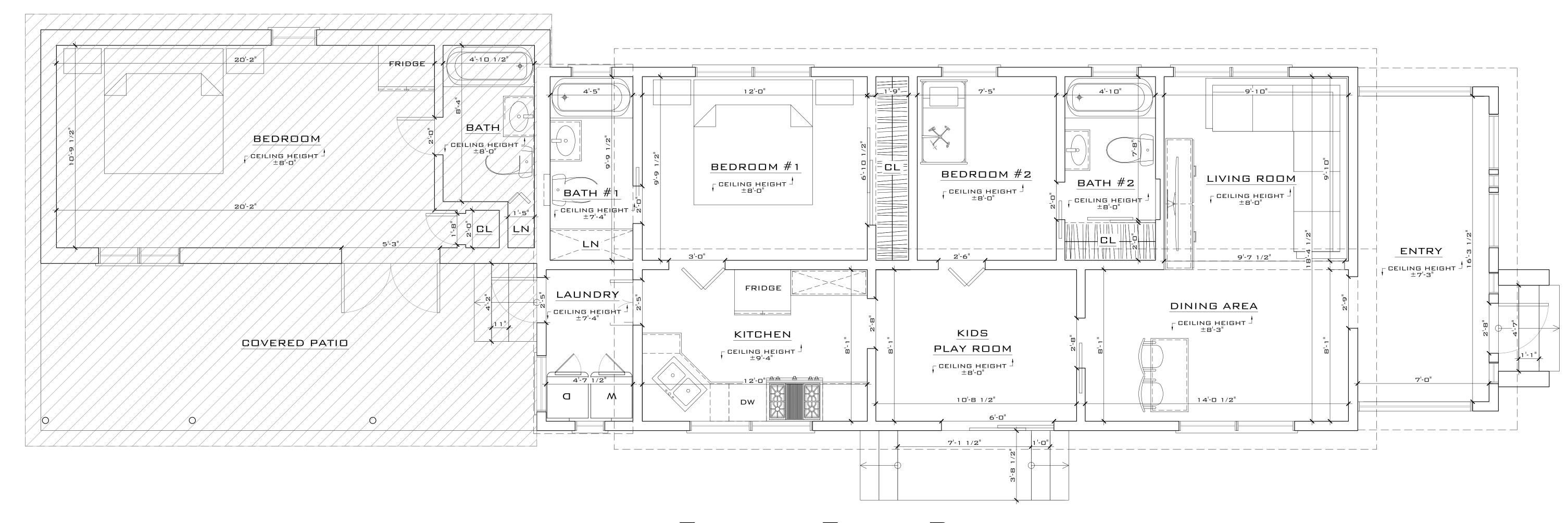
CA # 30835

625 WILLIAM ST,
KEY WEST, FL 33040

TITLE:
PROPOSED SITE PLAN

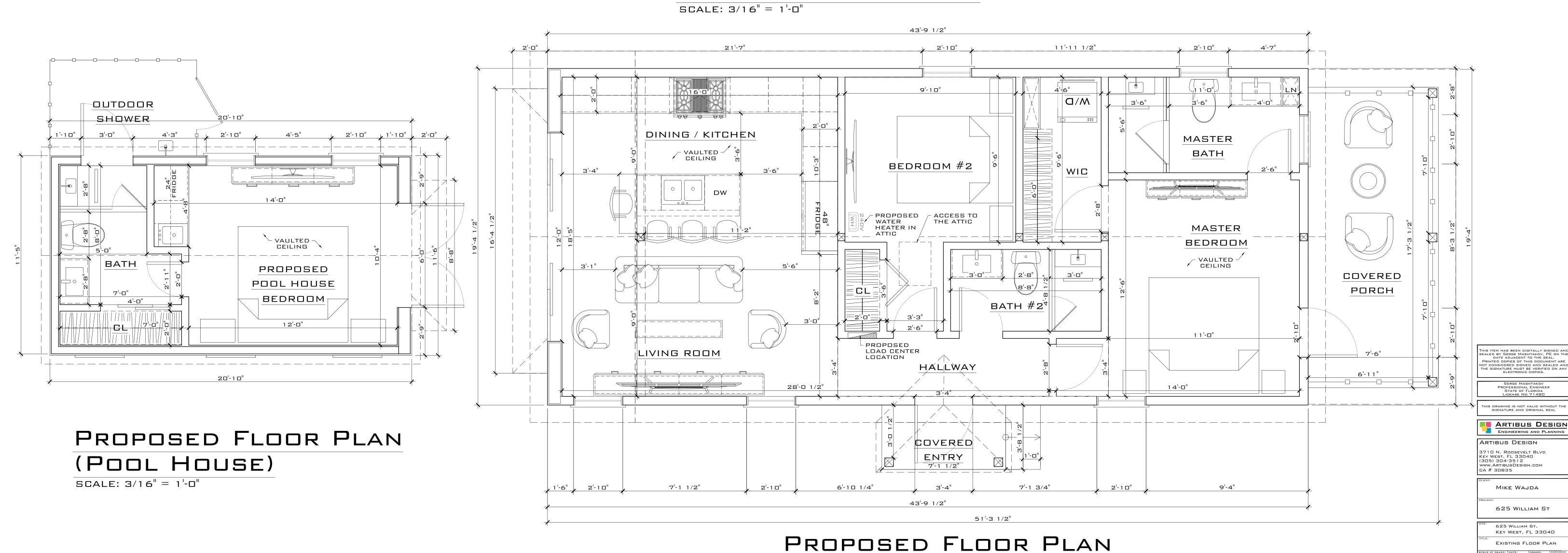
SCALE AT 36x24: DATE:
AS SHOWN 10/09/25 DA SA

2508-02 C-102



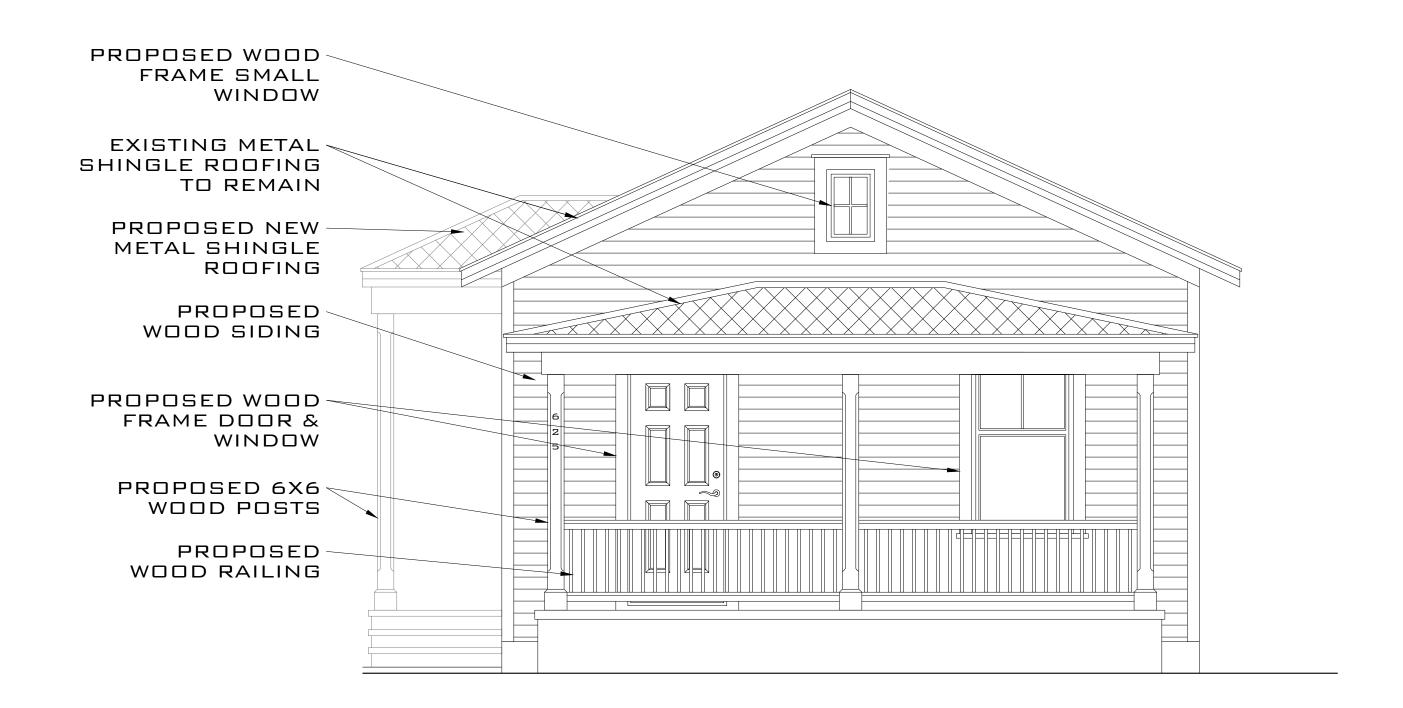
### EXISTING FLOOR PLAN

SCALE: 3/16" = 1'-0"





### EXISTING FRONT ELEVATION SCALE: 3/8" = 1'-0"



### PROPOSED FRONT ELEVATION SCALE: 3/8" = 1'-0"

WINDOW

EXISTING METAL SHINGLE ROOFING TO REMAIN

REPAIR WOOD SIDING

DEMO WOOD FRAME STRUCTURE

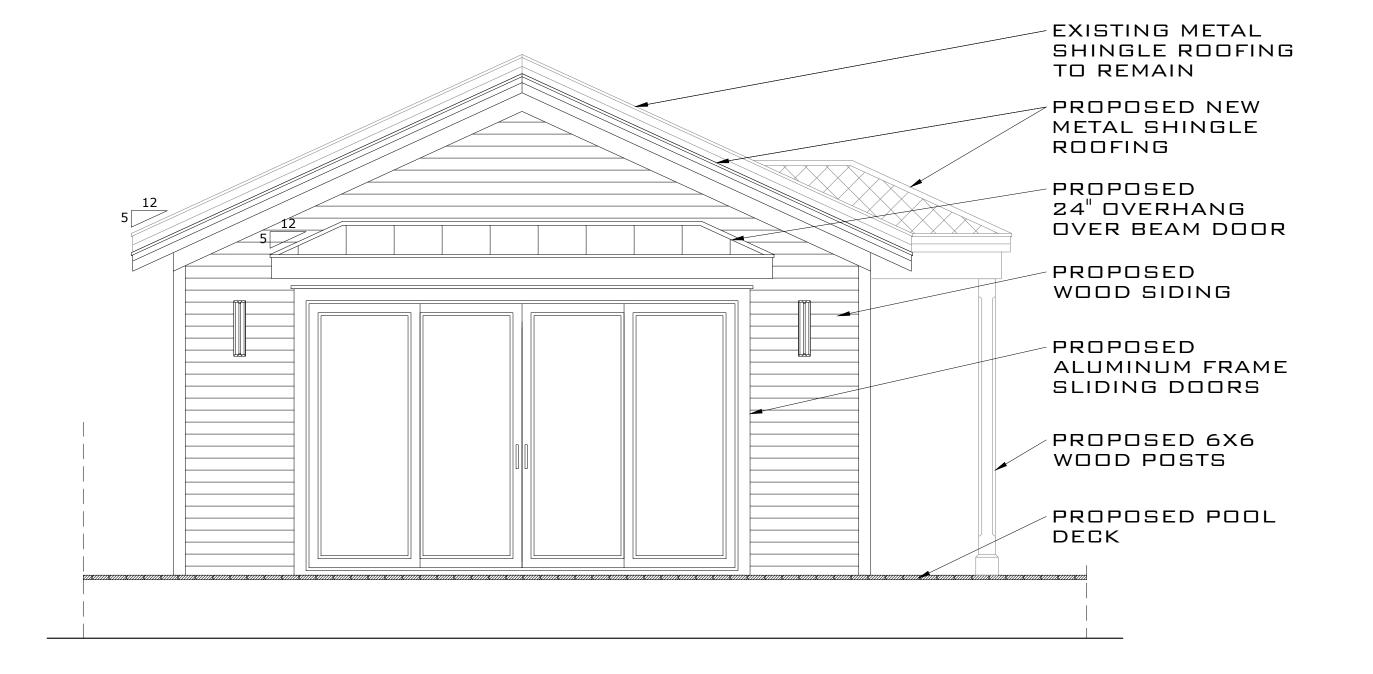
DEMO CONCRETE FRAME STRUCTURE

REPAIR EXISTING CONGRETE STAIRS

REPLACE EXISTING

### EXISTING REAR ELEVATION

SCALE: 3/8" = 1'-0"



### PROPOSED REAR ELEVATION SCALE: 3/8" = 1'-0"

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

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ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

GLIENT:
MIKE WAJDA

PROJECT:
625 WILLIAM ST,
KEY WEST, FL 33040

TITLE:
FLEVATIONS

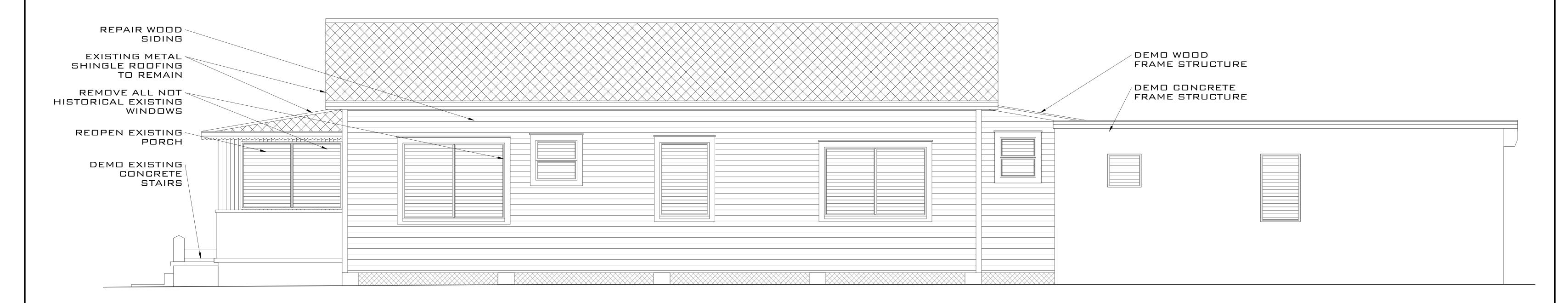
2508-02 A-102



### EXISTING LEFT ELEVATION SCALE: 3/8" = 1'-0"

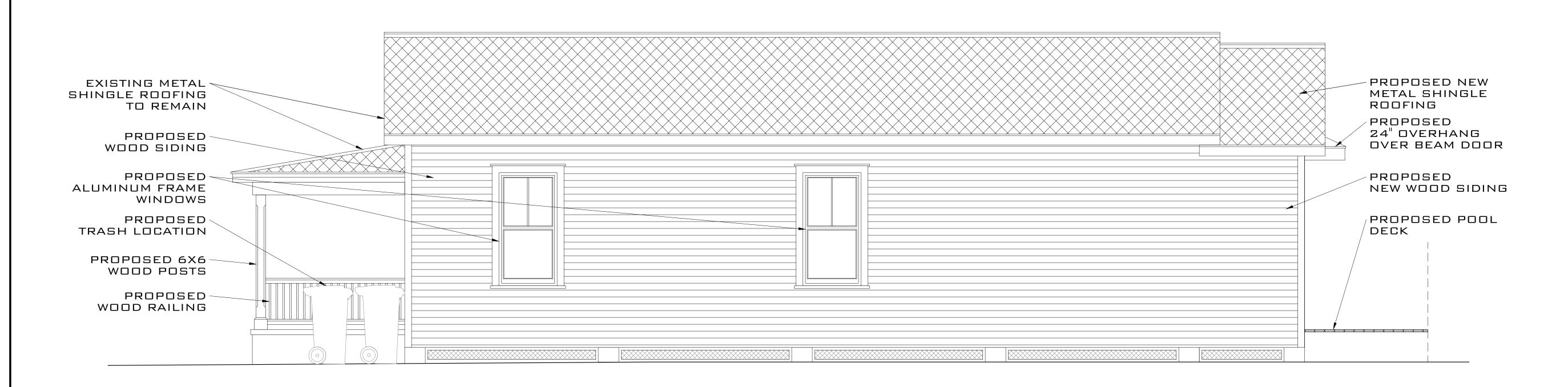


KEY WEST, FL 33040



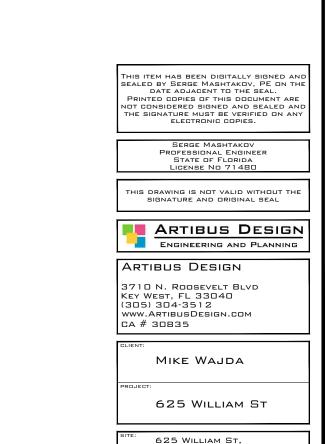
### EXISTING RIGHT ELEVATION

SCALE: 3/8" = 1'-0"

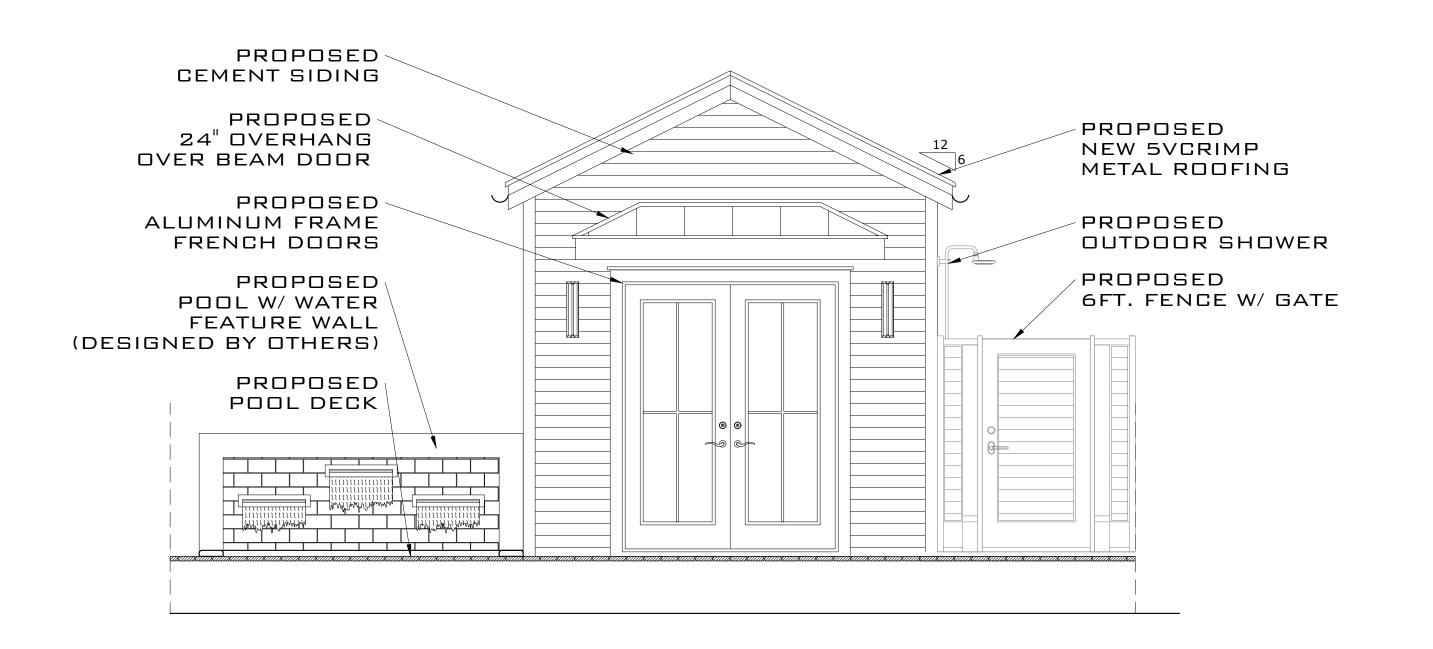


### PROPOSED RIGHT ELEVATION

SCALE: 3/8" = 1'-0"



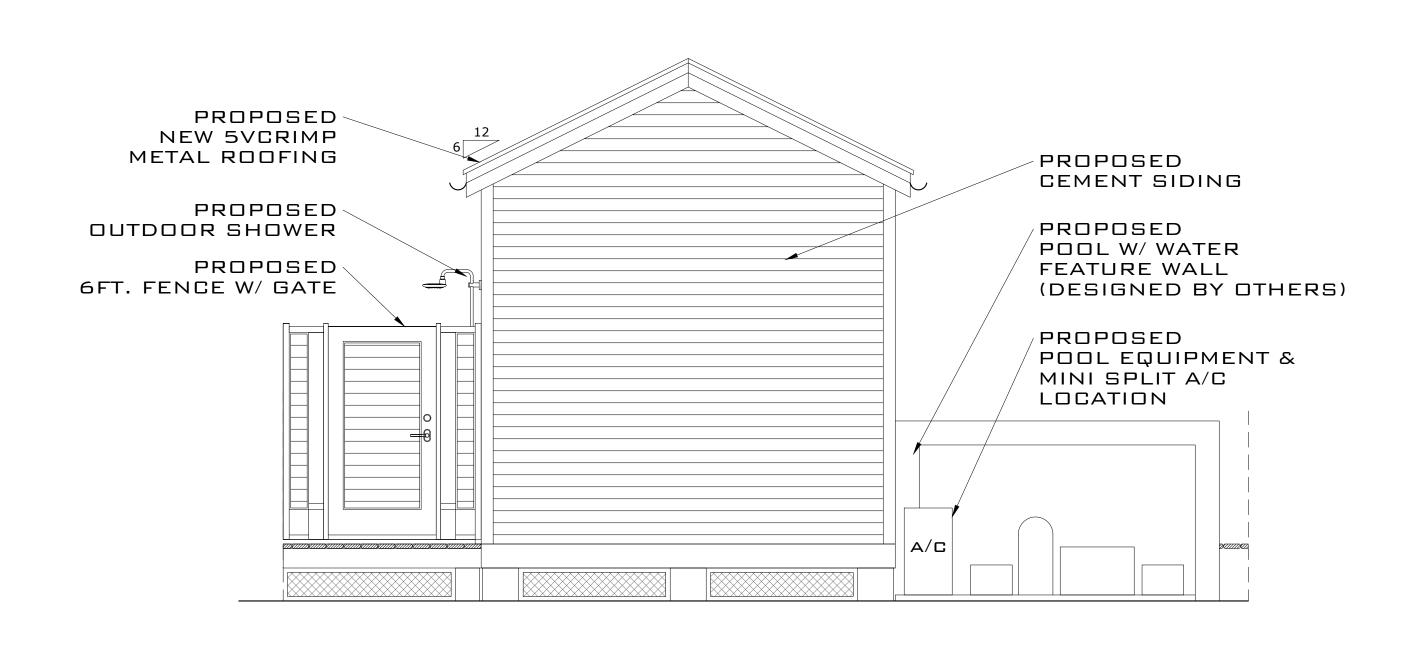
KEY WEST, FL 33040

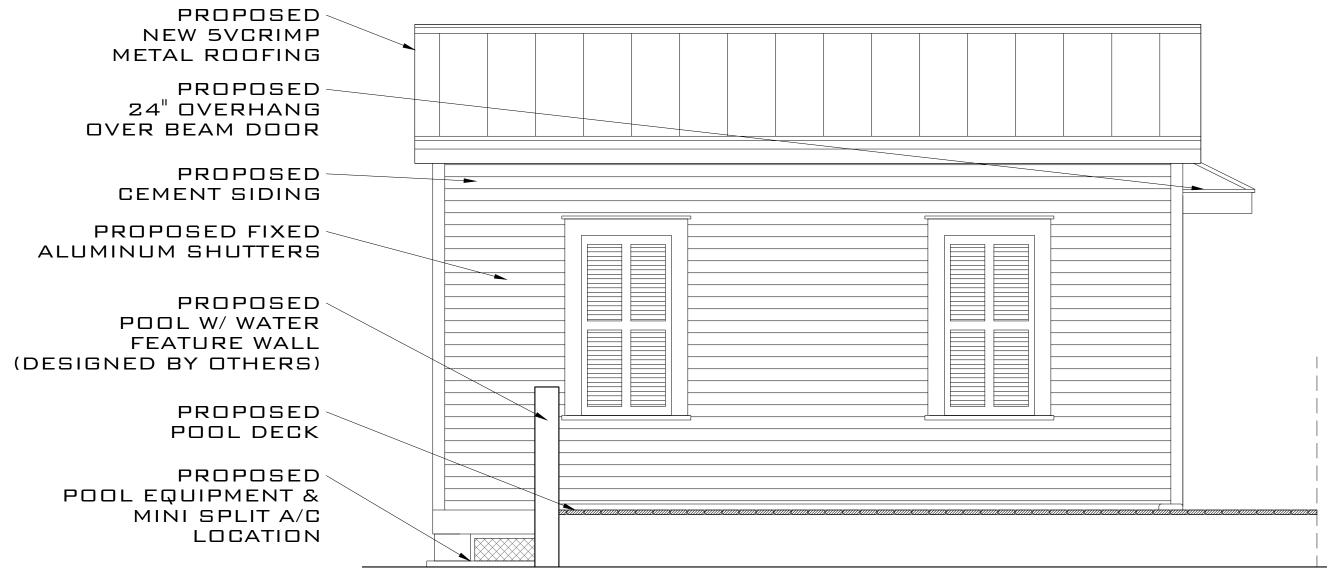


### PROPOSED. NEW 5VCRIMP METAL ROOFING PROPOSED. 24" OVERHANG OVER BEAM DOOR PROPOSED CEMENT SIDING PROPOSED OUTDOOR SHOWER PROPOSED ALUMINUM FRAME DOOR W/ PRIVACY GLASS PROPOSED ALUMINUM FRAME WINDOWS PROPOSED . POOL DECK

# PROPOSED FRONT ELEVATION POOL HOUSE SCALE: 3/8" = 1'-0"

### PROPOSED RIGHT ELEVATION POOL HOUSE SCALE: 3/8" = 1'-0"





# PROPOSED REAR ELEVATION POOL HOUSE SCALE: 3/8" = 1'-0"

PROPOSED LEFT ELEVATION

POOL HOUSE

SCALE: 3/8" = 1'-0"

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3710 N. ROOSEVELT BLVD

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CA # 30835

CLIENT:

MIKE WAJDA

PROJECT:

625 WILLIAM ST

KEY WEST, FL 33040

TITLE:

ELEVATIONS

SCALE AT 36824: DATE:

AS SHOWN

10/09/25 DA

SAM

PROJECT NO:

DRAWING NO:

REVISION:

CLIENT:

CHECKED:

AS CHECKED:

AS SHOWN

10/09/25 DA

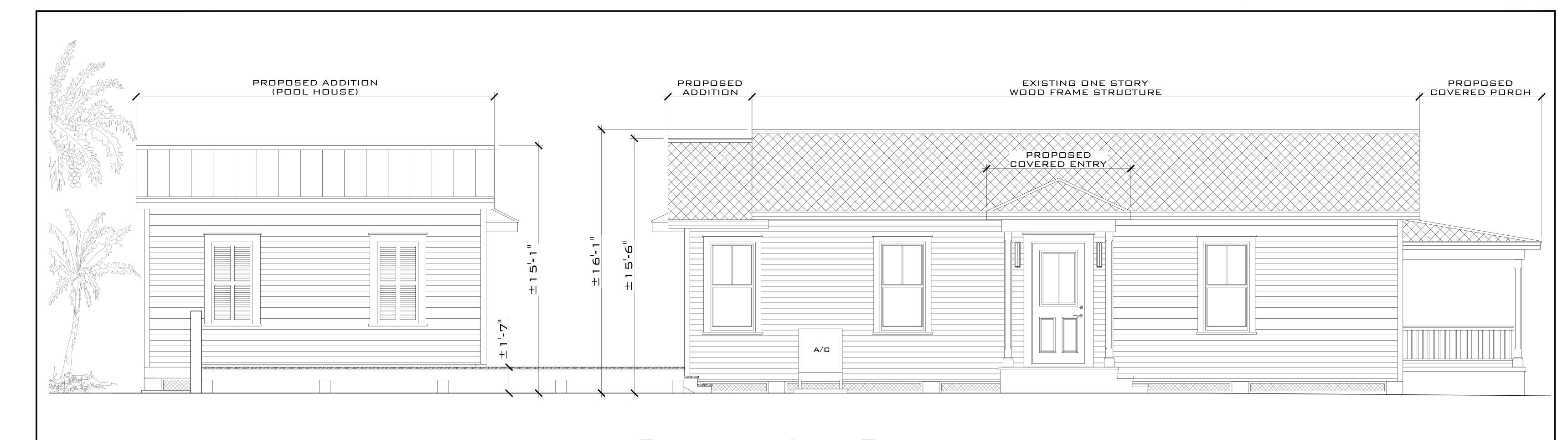
SAM

PROJECT NO:

DRAWING NO:

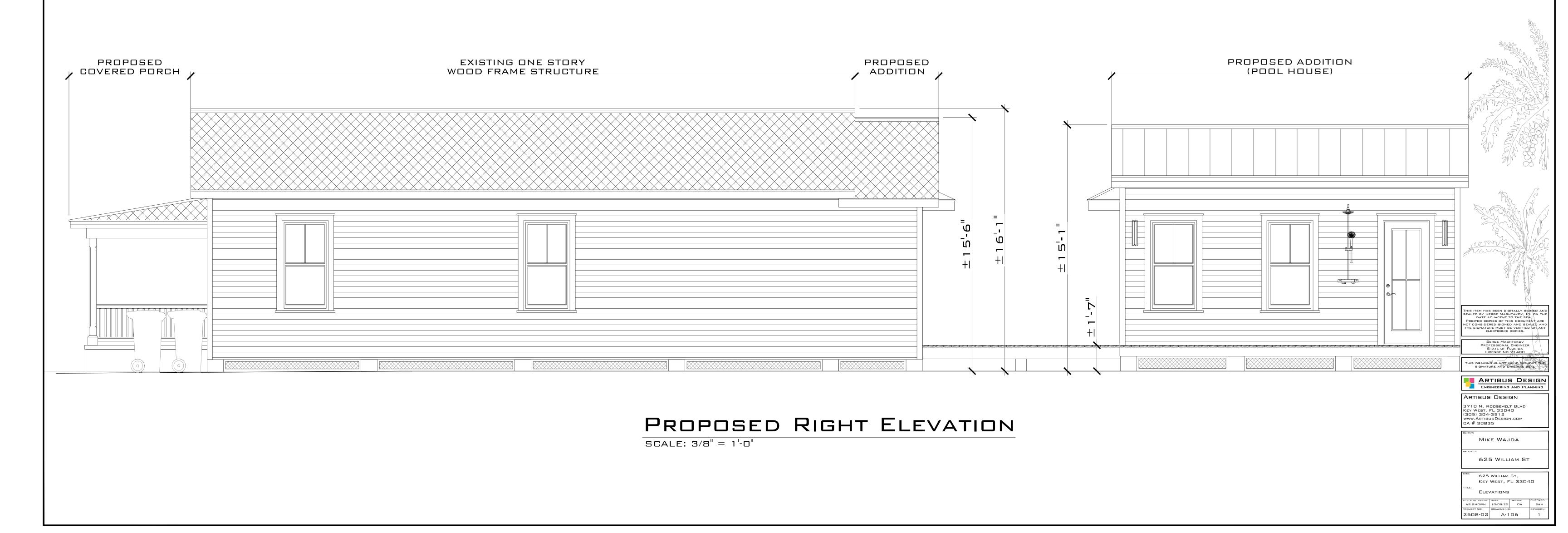
REVISION:

2508-02 A-105 1



### PROPOSED LEFT ELEVATION

SCALE: 3/8" = 1'-0"



The Historic Architectural Review Commission will hold a public meeting at <u>5:00 p.m., November 18, 2025, at</u> <u>City Hall, 1300 White Street</u>, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO CONTRIBUTING STRUCTURE. RECONSTRUCT REAR SHED ROOF ADDITION WITH GABLE ROOF. NEW POOL HOUSE, NEW POOL, NEW POOL DECK, AND SITE IMPROVEMENTS. DEMOLITION OF NON-HISTORIC REAR COTTAGE.

DEMOLITION OF EXISTING WALKWAYS AND CONCRETE STAIRS.

### #625 WILLIAM STREET

**Applicant – Justin Henika Application #C2025-0093** 

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.citvofkeywest-fl.gov.

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

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

### HARC POSTING AFFIDAVIT

STATE OF FLORIDA: COUNTY OF MONROE:
BEFORE ME, the undersigned authority, personally appeared
depose and says that the following statements are true and correct to the best o his/her knowledge and belief:
That a legal notice for Public Notice of Hearing of the Historic Architectura Review Commission (HARC) was placed on the following address:
This legal notice(s) contained an area of at least 8.5"x11".
The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on <u>November 18</u> 2025
The legal notice(s) is/are clearly visible from the public street adjacent to the property.
The Certificate of Appropriateness number for this legal notice is <u>C2025-0093</u>
2. A photograph of that legal notice posted in the property is attached hereto.
Signed Name of Affiant:
Date: 11/12/25  Address: 3710 N Roosevelt Bld D  City: key West  State, Zip: FL, 33040
The forgoing instrument was acknowledged before me on this 12 day of Navember, 2025.
By (Print name of Affiant)
NOTARY PUBLIC Sign Name:
Print Name: Tatrich Dominich Mobiley
Notary Public - State of Florida (seal)  My Commission Expires: 11/7/2027
PATRICK DOMINICK MOBLEY

PATRICK DOMINICK MOBLEY Commission # HH 462261 Expires November 7, 2027

# Public Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. November 18, 2025, at City Hall. 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO CONTRIBUTING STRUCTURE. RECONSTRUCT REAR SHED ROOF
ADDITION WITH GABLE ROOF. NEW POOL HOUSE, NEW POOL, NEW POOL DECK.
AND SITE IMPROVEMENTS. DEMOLITION OF NON-HISTORIC REAR COTTAGE.
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### #625 WILLIAM STREET

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# PROPERTY APPRAISER INFORMATION

### Monroe County, FL

### \*\*PROPERTY RECORD CARD\*\*

### Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsíbility to secure a just valuation for ad valorem ťax 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 00011600-000000 Account# 1011916 Property ID 1011916 10KW Millage Group

625 WILLIAM St, KEY WEST Location Address

Legal Description KW PT LOT 4 SQR 58 OR166-539/40 OR820-2453 OR871-2155 OR888-984/85

OR888-978 OR934-361 OR934-368 OR2017-1573 (Note: Not to be used on legal documents.)

6108 Neighborhood

SINGLE FAMILY RESID (0100) **Property Class** 

Subdivision Sec/Twp/Rng

06/68/25 Affordable

Housing



### Owner

WAJDA MICHAEL **NEBELUNG JAMES J** 8 Sylvan Pl 8 Sylvan Pl Nutley NJ 07110 Nutley NJ 07110

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$191,516	\$188,589	\$181,220	\$185,989
+ Market Misc Value	\$4,122	\$3,053	\$3,053	\$3,053
+ Market Land Value	\$1,242,300	\$1,236,240	\$1,036,260	\$802,950
= Just Market Value	\$1,437,938	\$1,427,882	\$1,220,533	\$991,992
= Total Assessed Value	\$1,114,721	\$1,013,383	\$921,257	\$837,506
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,437,938	\$1,427,882	\$1,220,533	\$991,992

### **Historical Assessments**

Year	Land Value	<b>Building Value</b>	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,236,240	\$188,589	\$3,053	\$1,427,882	\$1,013,383	\$0	\$1,427,882	\$0
2023	\$1,036,260	\$181,220	\$3,053	\$1,220,533	\$921,257	\$0	\$1,220,533	\$0
2022	\$802,950	\$185,989	\$3,053	\$991,992	\$837,506	\$0	\$991,992	\$0
2021	\$593,880	\$164,429	\$3,060	\$761,369	\$761,369	\$0	\$761,369	\$0
2020	\$589,335	\$168,439	\$3,067	\$760,841	\$760,841	\$0	\$760,841	\$0
2019	\$621,150	\$144,377	\$3,074	\$768,601	\$707,236	\$0	\$768,601	\$0
2018	\$546,915	\$146,382	\$3,053	\$696,350	\$642,942	\$0	\$696,350	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,000.00	Square Foot	30	100

### **Buildings**

Building ID817Exterior WallsABOVE AVERAGE WOODStyle1 STORY ELEV FOUNDATIONYear Built1920Building TypeS.F.R.- R1/R1EffectiveYearBuilt2005

Foundation WD CONC PADS **Building Name** Roof Type Gross Sq Ft 1539 GABLE/HIP Finished Sq Ft 1187 Roof Coverage METAL SFT/HD WD Stories 1 Floor Flooring Type Condition **AVERAGE** Heating Type NONE with 0% NONE Perimeter Bedrooms 184 3

 Functional Obs
 0
 Full Bathrooms
 3

 Economic Obs
 0
 Half Bathrooms
 0

 Depreciation %
 28
 Grade
 450

 Interior Walls
 WALL BD/WD WAL
 Number of Fire PI
 0

Sketch Area Finished Area Perimeter Code Description EPB ENCL PORCH BLK 0 136 0 1,187 FLA FLOOR LIV AREA 1,187 0 OPF OP PRCH FIN LL 0 0 216 TOTAL 1,539 1,187 0

### Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1975	1976	0 x 0	1	488 SF	2
FENCES	1982	1983	3 x 26	1	78 SF	5
WALL AIR COND	1991	1992	0 x 0	1	1 UT	2
CUSTOM PATIO	1992	1993	5 x 6	1	30 SF	2
CH LINK FENCE	1992	1993	4 x 80	1	320 SF	1

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/15/2004	\$789,000	Warranty Deed		2017	1573	Q - Qualified	Improved		
2/1/1985	\$80,000	Warranty Deed		934	361	Q - Qualified	Improved		
8/1/1983	\$69,300	Warranty Deed		888	978	Q - Qualified	Improved		
5/1/1980	\$40.000	Warranty Deed		820	2453	O - Qualified	Improved		

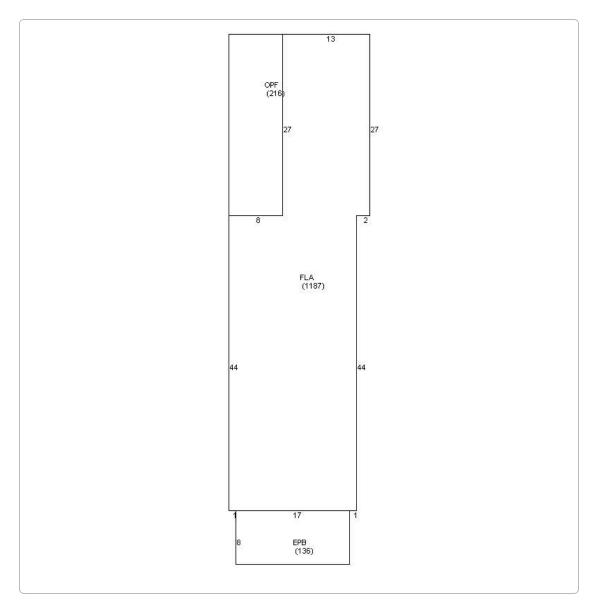
### **Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
23-3417	12/18/2023	Active	\$16,000	Residential	NEW DUCTLESS AC INSTALL WITH VENTALATION
17-2919	07/27/2017	Completed	\$9,000		RE ROODF 24X42 MAIN ROOF AREA TO VIC METAL SHINGLES.
09-3491	10/14/2009	Completed	\$4,650		TEAR OFF EXISTING EPDM ROOFING SYSTEM. INSTALL 800sf OF WHITE SINGLE PLY ON REAR FLAT ROOF

### View Tax Info

View Taxes for this Parcel

### Sketches (click to enlarge)



### Photos



### Мар



TRIM Notice							



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