



Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Bryan Green and Historic Architectural Review Commission Members

From: Kathleen McDonald, MHP
Historic Preservation Planner II

Meeting Date: July 29, 2020
May 20, 2020 - **Postponed**

Applicant: Spottswood, Spottswood, Spottswood and Sterling

Application Number: H2020-0011

Address: #914 Thomas Street

Description of Work:

New two-story structure.

Site Facts:

The site under review is a vacant lot behind the structure located at 916 Thomas Street. A build-back letter was written for the lot at 914 Thomas Street in October 2017, establishing one residential dwelling unit on the property.

The 1912 Sanborn map shows 3 structures on one lot: 914, 916 and 916½ Thomas Street. In 1912, 914 Thomas was a two-story structure situated between 916 and 910 Thomas, with a frontage on the street. 916 Thomas was a one-story structure, sitting where it still does today. 916½ was a one-story structure that sat directly behind 916 Thomas, where this application is now proposing a new two-story structure.

The 1926 and 1948 Sanborn maps show the same 3 structures as the 1912 Sanborn. The 1962 Sanborn map shows only the two-story at 914 and the one-story at 916 Thomas Street, indicating 916½ was razed sometime between 1948 and 1962.

A photo from the Monroe County Library, which was taken by the Property Appraiser's office circa 1965, states that the two-story structure labeled as 914 Thomas Street was razed around 1973.

914 Thomas Street is now a lot that sits directly behind 916 Thomas Street, where 916½ Thomas Street was once located.

Guidelines Cited on Review:

- Guideline for New Construction in the Historic District (pages 38a-38q), specifically guidelines 1, 7, 11, 13, 14, 21, 22 and 23.

Staff Analysis:

This item was requested for postponement by the applicant from the May 20, 2020 HARC meeting. A Certificate of Appropriateness is still under review for the construction of a new, 1,700 square foot, two-story structure at 914 Thomas Street.

Although the application states that the new two-story structure is to be a "replacement of a two-story residence which burned down," the previous two-story structure at 914 Thomas stood on a different site that fronted the street (between 916 and 910 Thomas). Though both the previous two-story and the proposed two-story share the same address of 914 Thomas Street, the property with that address is now located on an entirely different site. The structure that once stood at the subject property (previously 916½ Thomas) was actually a one-story structure.

The design proposes an "eyebrow" style house, which will reach a height of 27-feet 5-inches. This is just over 8 feet higher than the 19-feet 2-and-3/8-inch height of the existing structure at 916 Thomas.

The main roof is to have an 8 over 12 pitch. The design incorporates a rear dormer with a 3½ over 12 pitch and a 19-feet two-inches width. All new roofing material is to be 5 v-crimp metal. The siding of the new structure is to be painted HardiePlank lap siding with Hardie trim.

The design also includes two covered porches, one at the front and one at the rear. The porches are to be wood with composite decking and Hardie trim.

A 16-foot by 10-foot in-ground pool is also part of this application.

Staff previously discussed with the applicant's planner concerns regarding the labelling of structures on the provided "Exhibit 2." All concerns were addressed, apart from the labelling of 910 and 916 Thomas Street as one-and-a-half-story structures, when staff sees them as one-story structures.

Consistency with Cited Guidelines:

It is staff's opinion that the proposed design does not meet most of the cited guidelines.

The scale, form and massing of the proposed structure are incompatible with the immediate context. Paragraph four on page 38-i of the Guidelines for New Construction reads, "Buildings that are *compatible* take cues from their immediate context. They attempt to respect—rather than overwhelm or detract from their surroundings." Staff feels that the proposal will overshadow the historic one-story house at 916 Thomas Street. According to number 14 under Guidelines for New Construction, "There must be a consistency of scale and proportion. The width and height of new construction should be similar to those buildings of same land use immediately adjacent to it." The proposed height of 27-feet 5-inches is taller than that of all immediately adjacent one-story structures. Also, at over 19 feet wide, the proposed rear dormer is rather large in comparison to existing dormers in the area.

Pursuant to guideline 7 under New Construction, though the proposed structure is on a lot recessed from the street, the front of the structure still faces the street and the orientation of the structure is parallel to the lot lines. Pursuant to guidelines 22 and 23 under New Construction, proposed materials echo those used on historic structures and will appear similar in scale, proportion, texture and finish to those of adjacent historic buildings.

Overall, staff feels the scale, form and massing of the proposed structure are too large for the existing context.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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

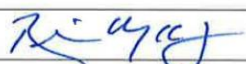


City of Key West

1 300 WHITE STREET
KEY WEST, FLORIDA 33040

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

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

ADDRESS OF PROPOSED PROJECT:	914 Thomas Street, Key West Florida 33040	
NAME ON DEED:	Thomas St Partners LLC	PHONE NUMBER 863 398 6064
OWNER'S MAILING ADDRESS:	2209 Long Leaf Circle Lakeland, FL 33810	EMAIL ironwoodvg@tampabayrr.com
APPLICANT NAME:	Spottswood, Spottswood, Spottswood and Sterling	PHONE NUMBER 305 294 9556
APPLICANT'S ADDRESS:	500 Fleming Street , Key West , Florida 33040	EMAIL dcraig@spottswoodlaw.com and erica@spottswoodlaw.com
APPLICANT'S SIGNATURE:		DATE 03/02/2020

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS RELOCATION OF A STRUCTURE ELEVATION OF A STRUCTURE
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO INVOLVES A HISTORIC STRUCTURE: YES NO
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: Replacement of a two story residence which burned down with a new two-story residence , offstreet parking, walkways and a pool together with fencing
MAIN BUILDING: Create a new 1700 sq. ft. two-story residence behind an existing residence. The new residence is one of many two -story and 1.5 story residences in the immediate area (please see sheet E.1.2). The new structure is not visible from Thoams Street(please see Exhibit1). The new structure is designed as an "eyebrow" struture to minimize mass and scale.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

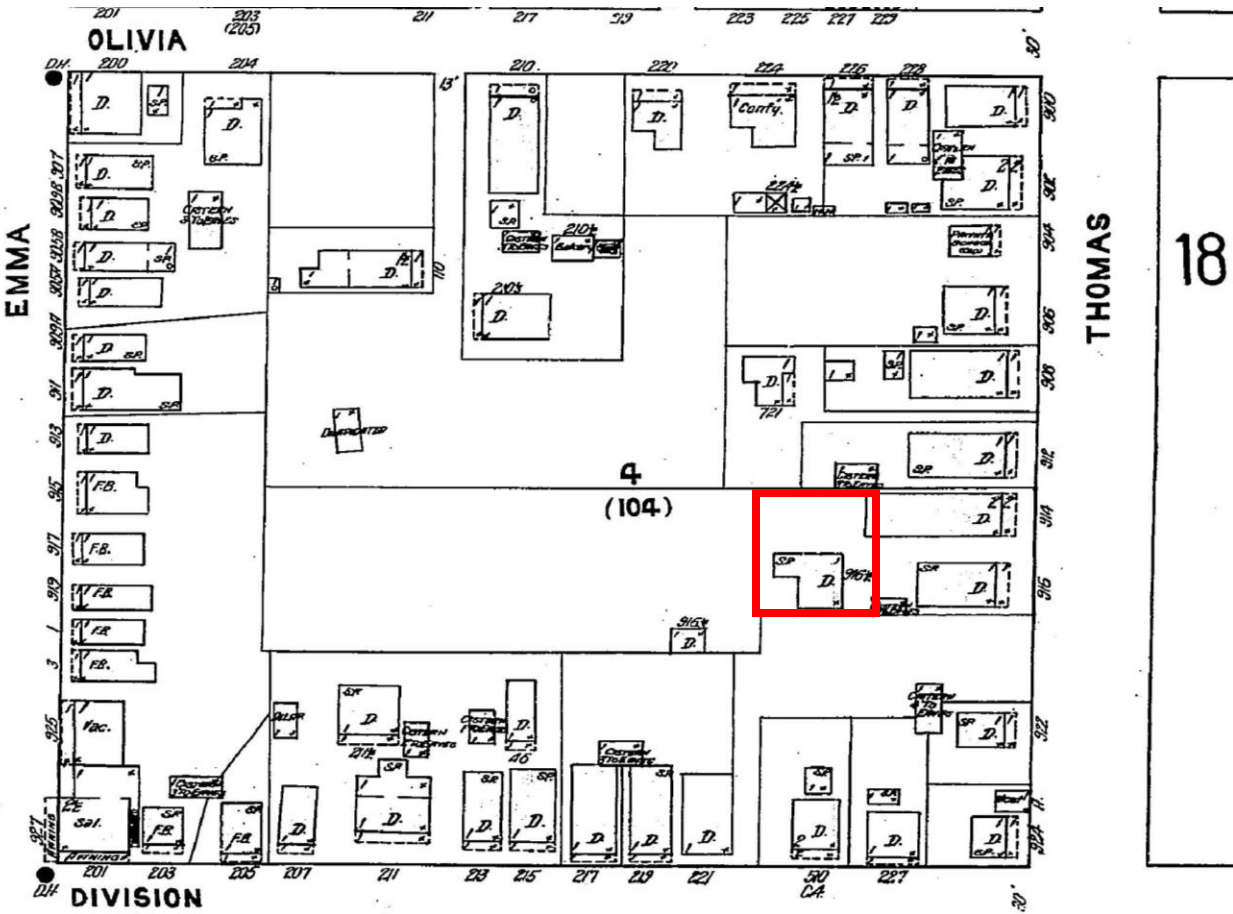
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): In ground pool	
PAVERS: brick and concrete	FENCES: Wood fence not more than 6 feet high in rear
DECKS: 2 covered porches front and rear	PAINTING: as per HARC approved colors
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
Complete new site to accommodate home, inclusive of walkways and new landscaping	one 16 by 10 pool with equipment
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:
Complete new house with required appliances	

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
REASONS OR CONDITIONS:				
STAFF REVIEW COMMENTS:				
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:		
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:		

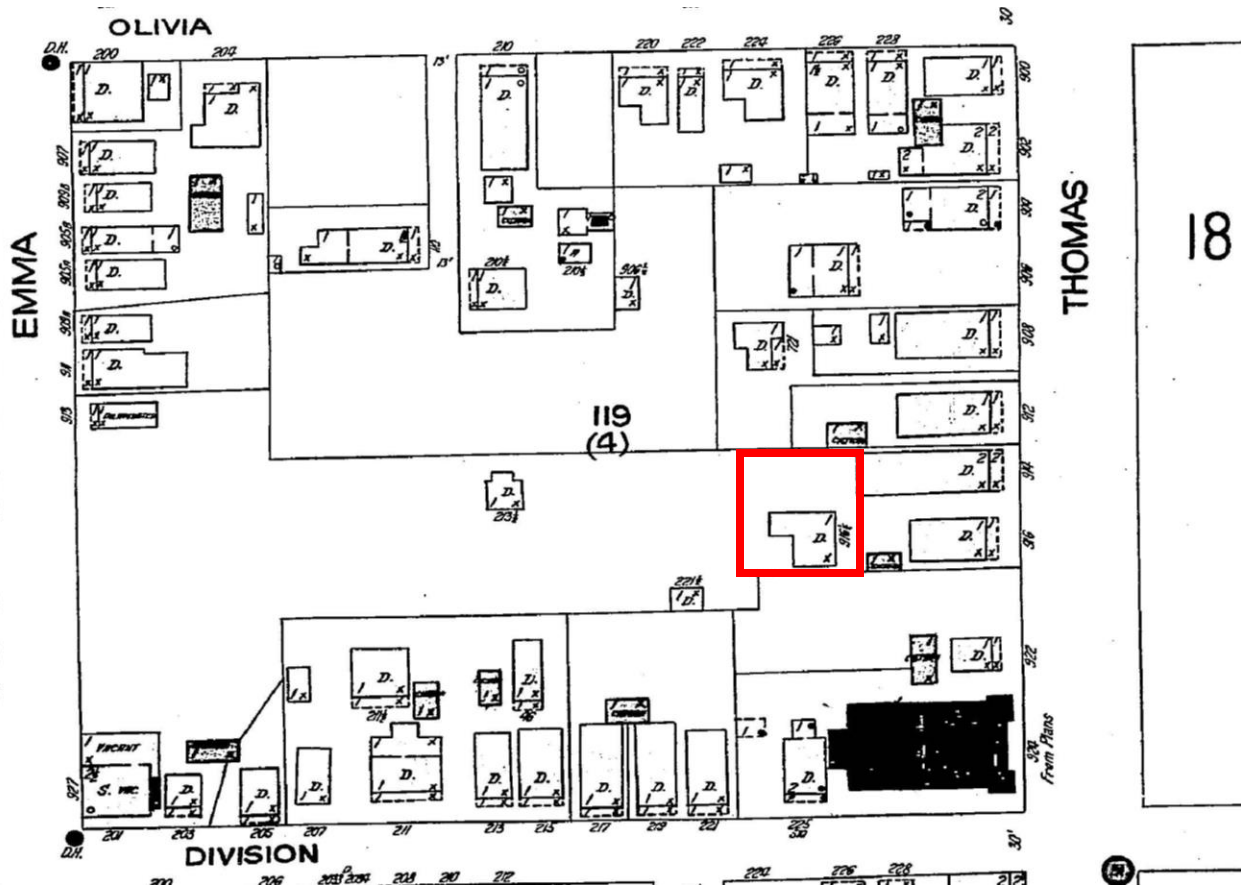
THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS

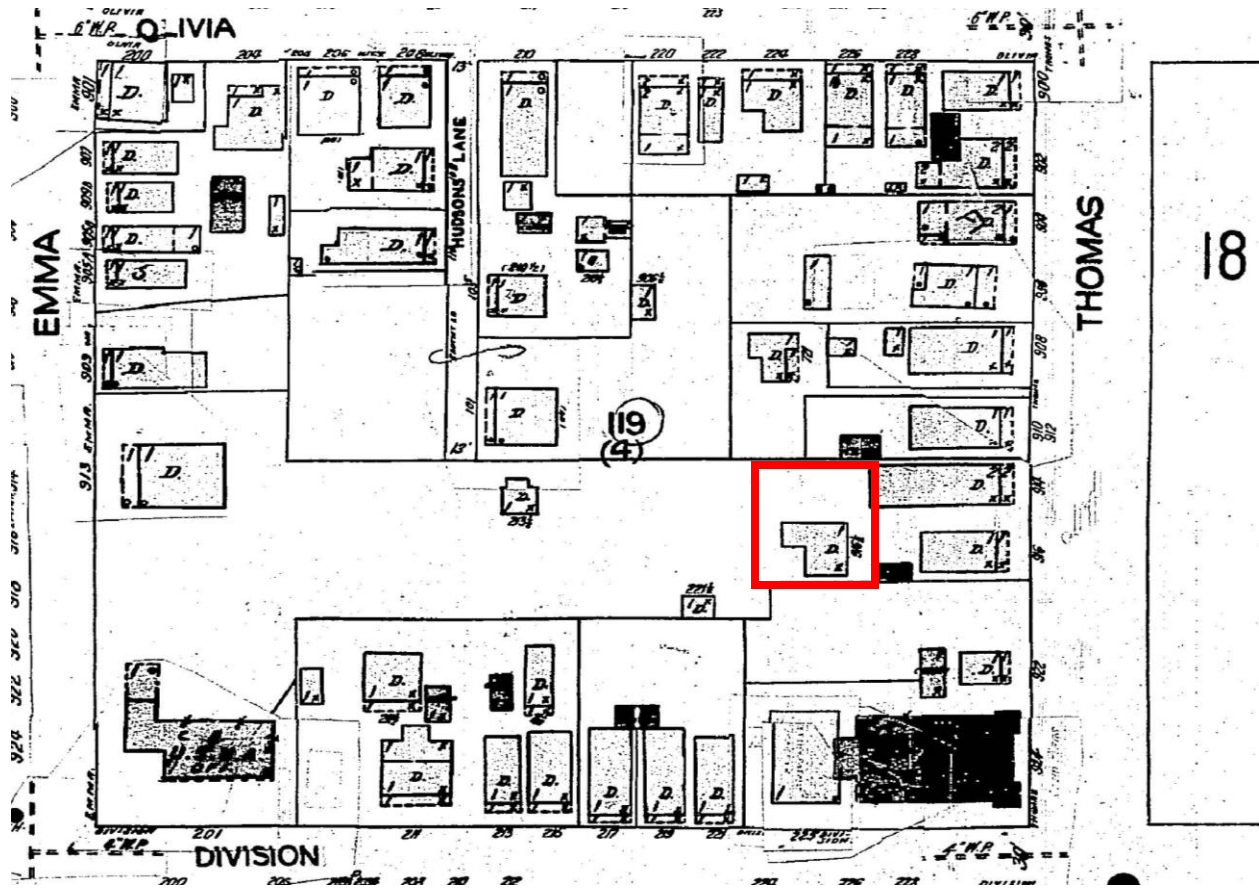


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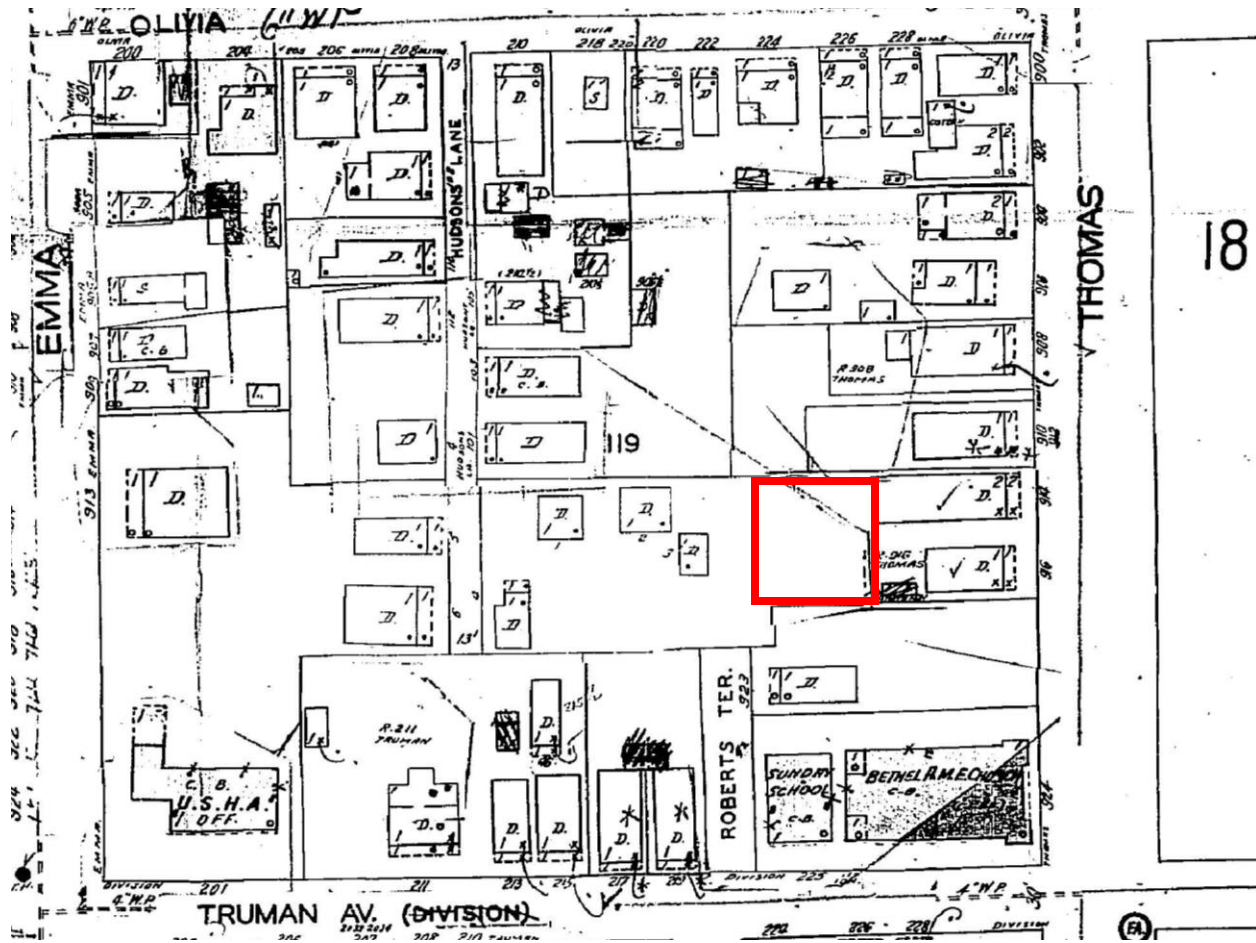
1912 Sanborn map indicating the location of the proposed two-story.



1926 Sanborn map indicating the location of the proposed two-story.



1948 Sanborn map indicating the location of the proposed two-story.



1962 Sanborn map indicating the location of the proposed two-story.

PROJECT PHOTOS



1965 photo of the two-story structure that once fronted 914 Thomas Street. The structure was razed in 1973.



1965 photo of the one-story structure at 916 Thomas Street. The structure that stood directly behind it at 916½ Thomas Street was razed sometime between 1948 and 1962.



916 Thomas Street.



914 Thomas Street lot entry.



910 Thomas Street.



922 Thomas Street.



911 Thomas Street.



917 Thomas Street.



927 & 921 Thomas Street.



Looking at entry parking.



Looking from front right to front left corner.



Looking from front right to back right corner.



Looking from front right to back left corner.



Looking from back left to back right corner.



Looking from back right corner to front left.

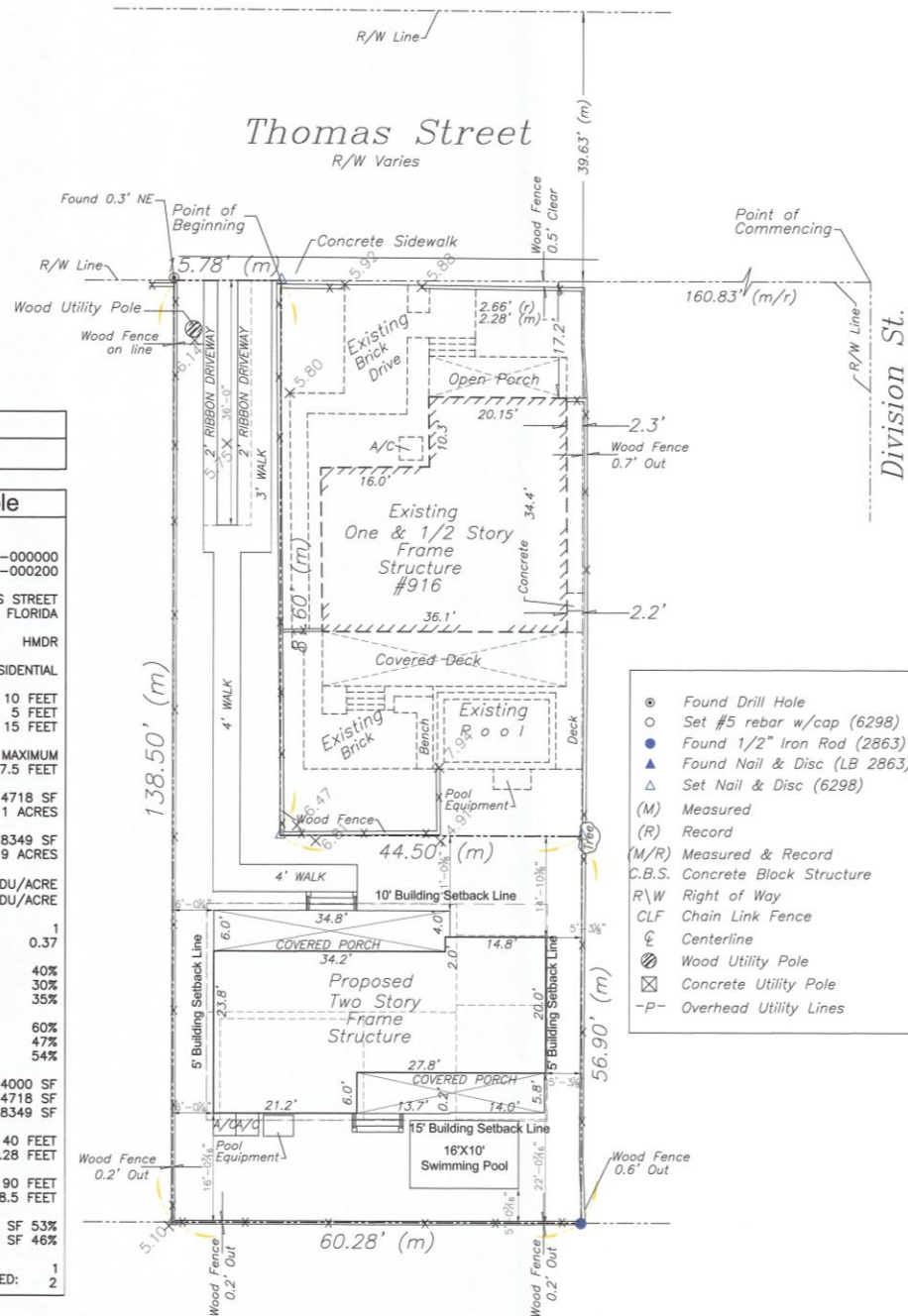
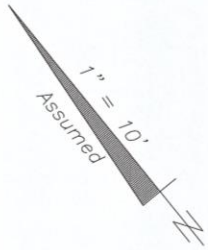


Back right corner – view of 3 Hutchinson Lane and 219 Olivia Street.



Looking at front right corner from center – view of 910 Thomas Street.

SURVEY



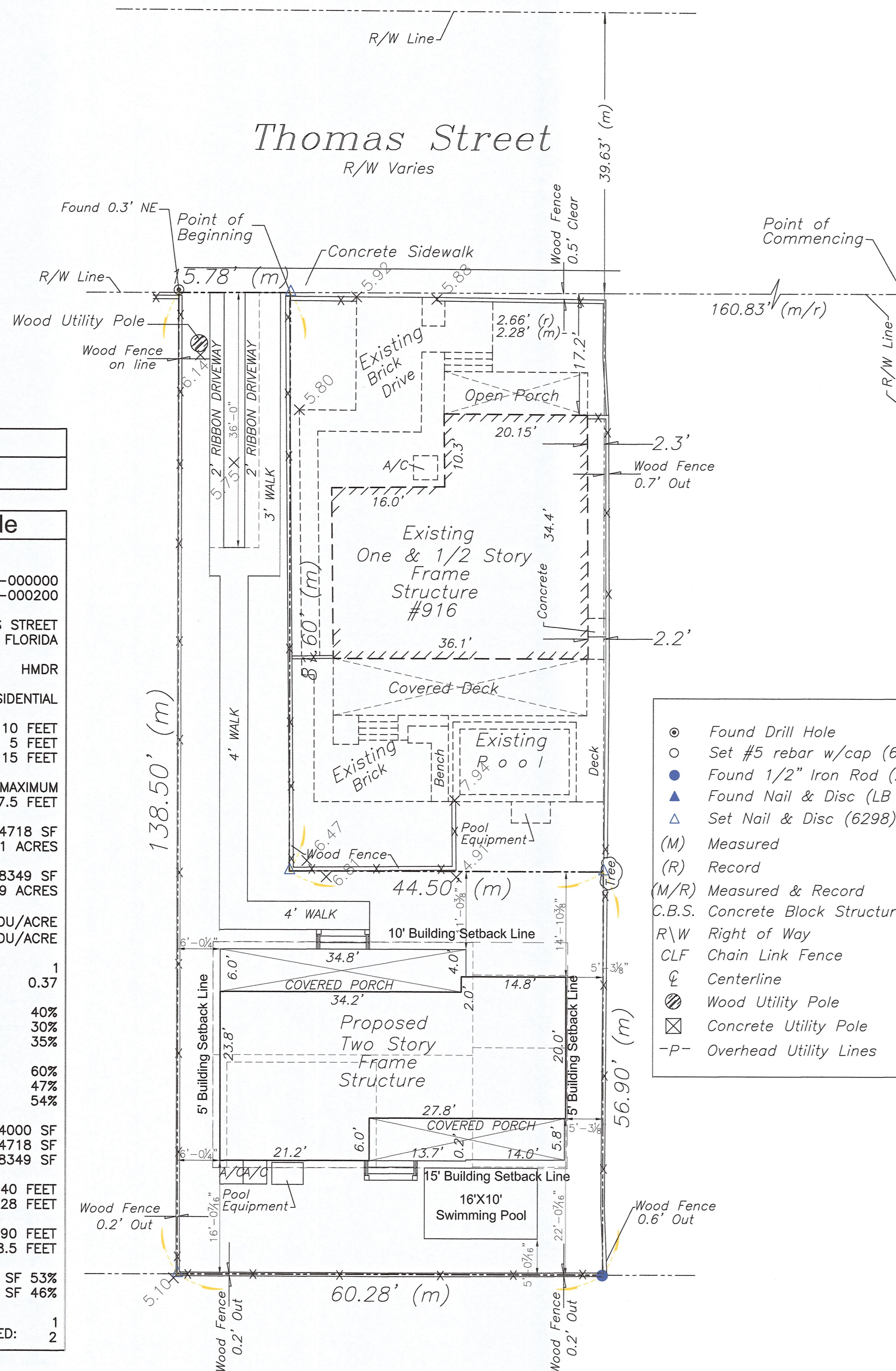
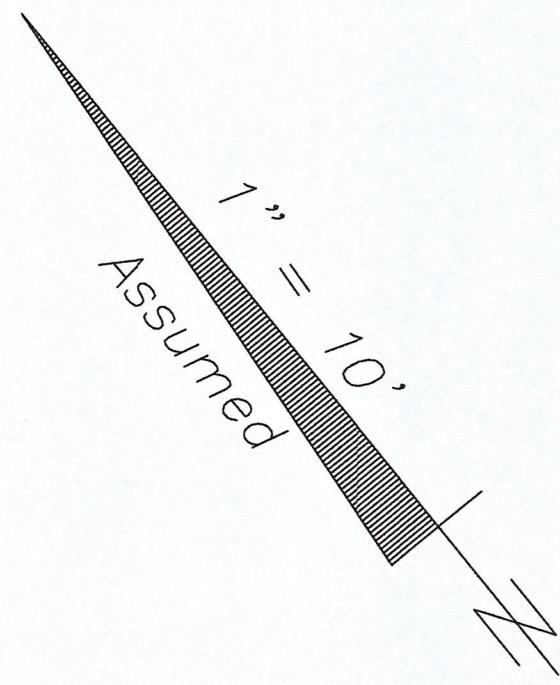
Site Notes

1.) THE EXISTING SITE IS VACANT

Building & Site Data Table

DESCRIPTION:	
PARCEL ID NUMBER:	00015050-000000 & 00015050-000200
PROJECT ADDRESS:	914 THOMAS STREET KEY WEST, FLORIDA
ZONING:	HMDR
USE:	SINGLE FAMILY RESIDENTIAL
MINIMUM SETBACKS:	FRONT: 10 FEET SIDE: 5 FEET REAR: 15 FEET
BUILDING HEIGHT ALLOWED:	30 FEET MAXIMUM
ACTUAL BUILDING HEIGHT:	27.5 FEET
SITE AREA:	4718 SF 0.11 ACRES
MASTER PARCEL AREA:	8349 SF 0.19 ACRES
MAXIMUM DENSITY ALLOWED:	16 DU/ACRE
ACTUAL DENSITY:	10.09 DU/ACRE
MAXIMUM FLOOR AREA RATIO:	1
ACTUAL FLOOR AREA RATIO:	0.37
MAXIMUM BUILDING COVERAGE:	40%
ACTUAL BUILDING COVERAGE:	30%
MASTER PARCEL BUILDING COVERAGE:	35%
MAXIMUM IMPERVIOUS SURFACE RATIO:	60%
ACTUAL IMPERVIOUS SURFACE RATIO:	47%
MASTER PARCEL IMPERVIOUS SURFACE RATIO:	54%
MINIMUM LOT SIZE:	4000 SF
ACTUAL LOT SIZE:	4718 SF
MASTER PARCEL SIZE:	8349 SF
MINIMUM LOT WIDTH:	40 FEET
ACTUAL LOT WIDTH:	60.28 FEET
MINIMUM LOT DEPTH:	90 FEET
ACTUAL LOT DEPTH:	138.5 FEET
OPEN SPACE:	2516 SF 53%
MASTER PARCEL OPEN SPACE:	3863 SF 46%
REQUIRED OFF-STREET PARKING SPACES:	1
ACTUAL OFF-STREET PARKING SPACES PROVIDED:	2

PROPOSED DESIGN



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914 Thomas Street Legal Description:
 A parcel of land on the Island of Key West, in the County of Monroe, State of Florida, and delineated on G. W. Tift's plan thereof on file in the records of said County, as part of Lot Four in Subdivision of Square Four in part of Tract Three:
 Commencing at a intersection of the Northwesterly right-of-way line of Truman Avenue (Division Street) with the Southwesterly right-of-way line of Thomas Street and run thence Northwesterly along the Southwesterly right-of-way line of the said Thomas Street for a distance of 116.33 feet; thence Southwesterly and at right angles for a distance of 81.60 feet to the Point of Beginning; thence continue Southwesterly along the previously described course for a distance of 56.90 feet; thence Northwesterly and at right angles for a distance of 60.28 feet; thence Northeasterly and at right angles for a distance of 98.50 feet; thence Southeasterly and at right angles for a distance of 15.78 feet; thence Southwesterly and at right angles for a distance of 41.60 feet; thence Southeasterly and at right angles for a distance of 44.50 feet back to the Point of Beginning, containing 4,087 square feet, more or less.

Common Area:
 A parcel of land on the Island of Key West, in the County of Monroe, State of Florida, and delineated on G. W. Tift's plan thereof on file in the records of said County, as part of Lot Four in Subdivision of Square Four in part of Tract Three:
 Commencing at a intersection of the Northwesterly right-of-way line of Truman Avenue (Division Street) with the Southwesterly right-of-way line of Thomas Street and run thence Northwesterly along the Southwesterly right-of-way line of the said Thomas Street for a distance of 160.83 feet to the Point of Beginning; thence continue Northwesterly along said the Southwesterly right-of-way line of the said Thomas Street for a distance of 15.78 feet; thence Southwesterly and at right angles for a distance of 40.00 feet; thence Southeasterly and at right angles for a distance of 15.78 feet; thence Northeasterly and at right angles for a distance of 40.00 feet back to the Point of Beginning, containing 631 square feet, more or less.

Master Parcel Legal Description: All that certain piece or parcel of land situated on the Island of Key West, in the County of Monroe, State of Florida, and delineated on G. W. Tift's plan thereof on file in the records of said County, as Lot Four in Subdivision of Square Four in part of Tract Three: Commencing at a point distant One Hundred and Eighty four feet and four inches from the corner of Thomas and Olivia Streets, and having a front on Thomas Street of Fifty eight feet and extending back at right angles therewith one hundred and Thirty eight feet and six inches, and which lot is more fully described in a diagram of the said part of Tract Three recorded in Monroe County Records Book I, Page 421, reference being had to deed recorded in Deed Book L, Page 591, of the Public Records of Monroe County, Florida.

ALSO:
 All that parcel of land lying in Key West, Monroe County, Florida, and more particularly described as: Commencing 116.33 feet from the corner of Thomas and Division (Truman Avenue) Streets and running thence along Thomas Street in a Northwesterly direction 2.66 feet; thence at right angles in a Southwesterly direction 138 feet, 6 inches; thence at right angles in a Southeasterly direction 2.66 feet; thence at right angles in a Northeasterly direction 138 feet, 6 inches to the Place of Beginning on Thomas Street.

- Found Drill Hole
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (LB 2863)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

J. S. MAGAMA, P.E. No. 19241
 615 THOMAS STREET, FL 33617
 PHONE: (813) 988-0727

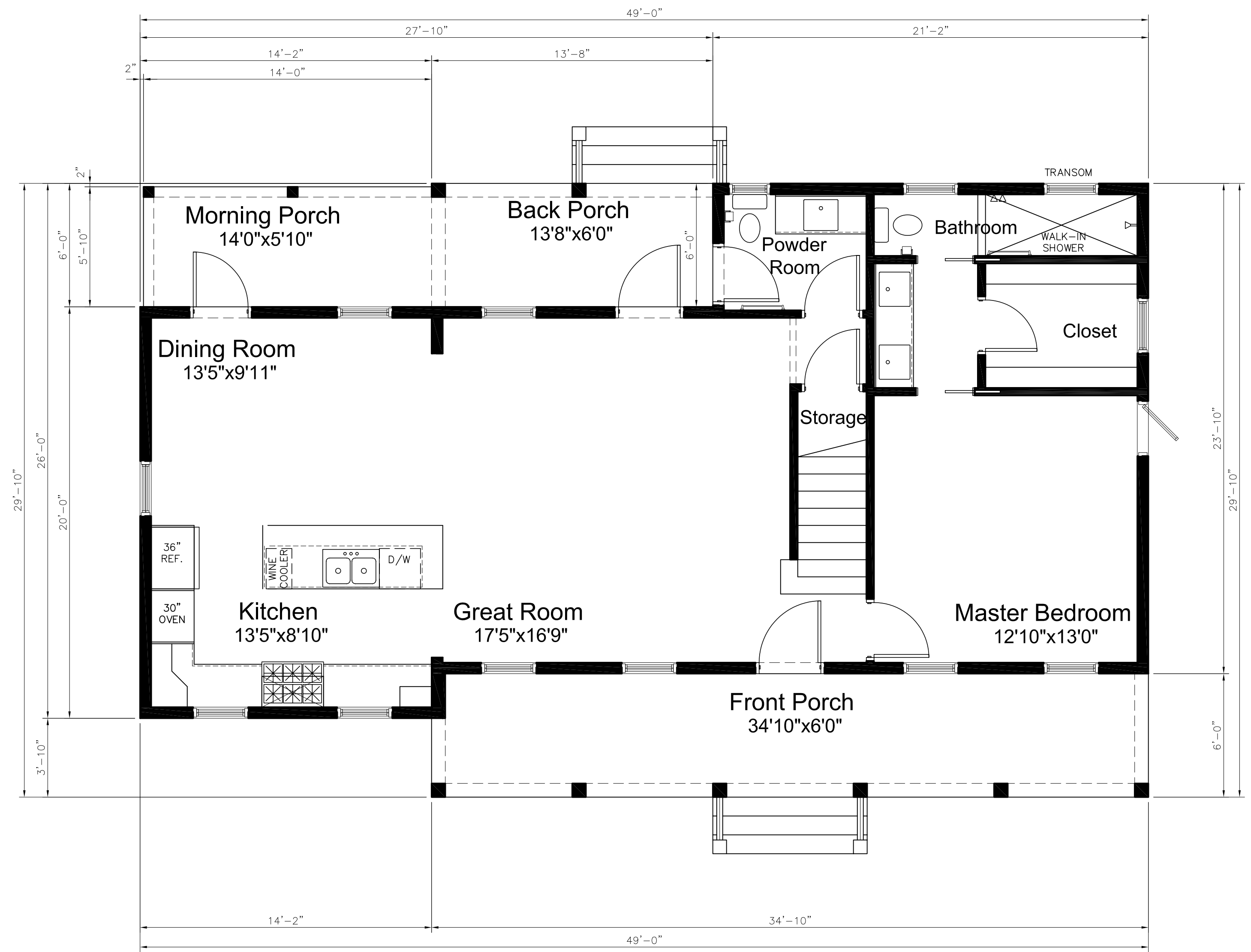
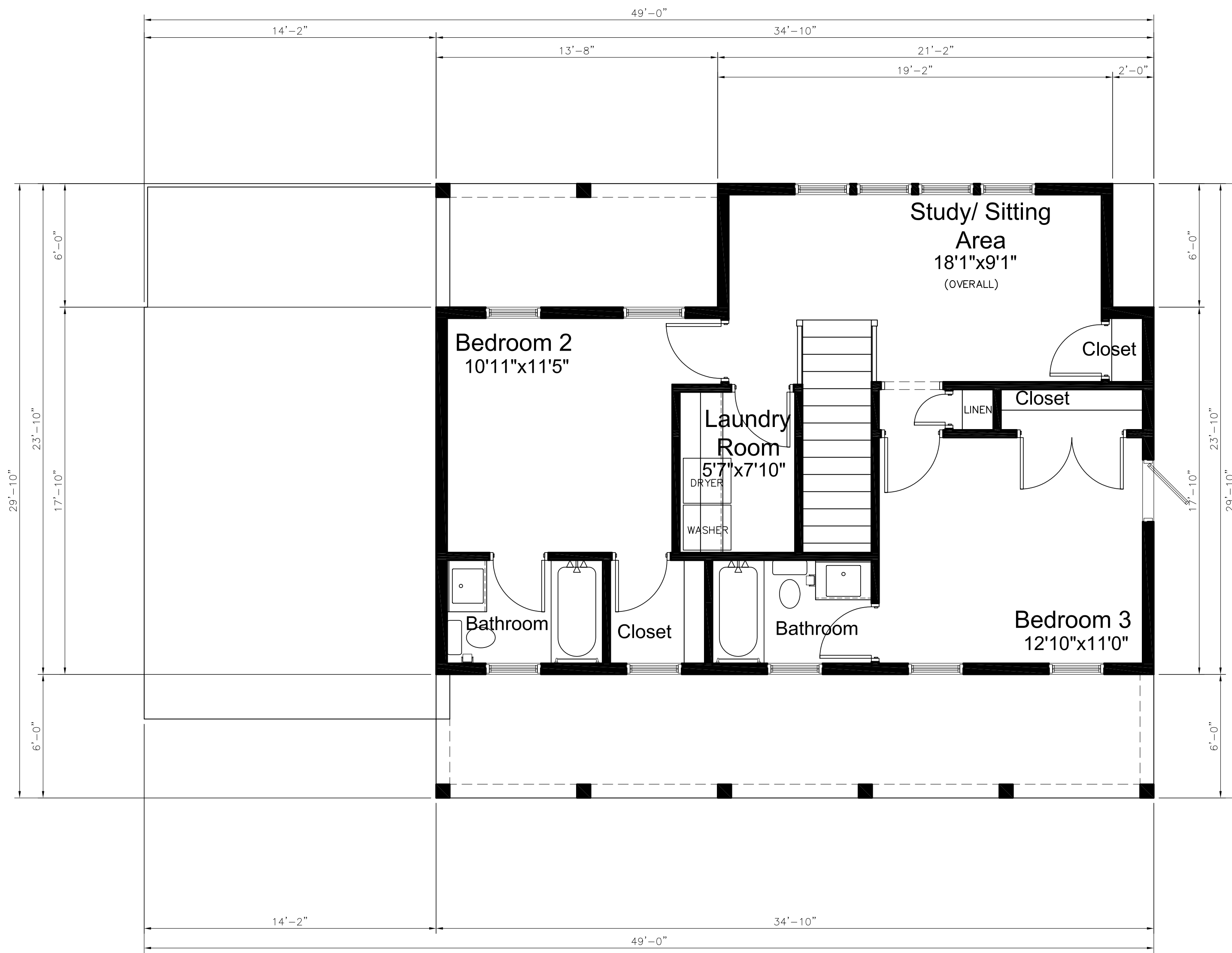
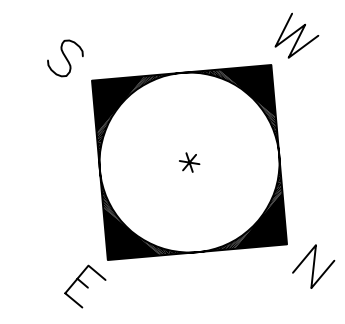
DATE: _____

Project No. APC-1934 - Scale: 1"=10'-0"
Thomas Street Residence II
 914 Thomas Street
 Key West, Florida

Date Issued: 03-22-18
 Revision: _____
 No.: _____

Site Plan
ALDERMAN Planning
 COMPANY
 Phone: 813-833-5161
 PO Box 55755 St. Petersburg FL, 33732

Sheet
A.0.1



Area Tabulation	
LIVING AREA:	
FIRST FLOOR EXISTING:	1033 SqFt
SECOND FLOOR:	736 SqFt
TOTAL LIVING:	1769 SqFt
COVERED AREAS:	372 SqFt
TOTAL UNDER ROOF:	2141 SqFt

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF THE PLANS AND SPECIFICATIONS COMPLY WITH ALL CITY, COUNTY AND STATE REQUIREMENTS FOR EXISTING BUILDINGS. ALTERATIONS TO EXISTING BUILDINGS FOR THE A.P.H. WIND ZONE. I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE 9TH EDITION OF THE INTERNATIONAL BUILDING CODE, AS AMENDED BY SUPERVISION AND COMPLY WITH THE 9TH EDITION OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE, AS AMENDED BY SUPERVISION. J. S. NAGAMIA, P.L.E. No. 19241 TEMPLE TERRACE, FL 33617 PHONE: (813) 988-0727 DATE _____

Project No. APC-1934 - Scale: 1/4"=1'-0"
Thomas Street Residence II
 914 Thomas Street
 Key West, Florida

No.	Date	Revision

Floor Plans
ALDERMAN Planning
 COMPANY
 Phone: 813.833.5161
 PO Box 55755 St. Petersburg FL, 33732

Sheet
A.1.1



Right Side (Northwesterly) Elevation

Front (Northeasterly) Elevation

Left Side (Southeasterly) Elevation

Rear (Southwesterly) Elevation

Notes
 1.) WINDOWS: INSULATED VINYL IMPACT
 2.) DOORS: FIBERGASS IMPACT

Project No. APC-1934 - Scale: 1/4"=1'-0"

Date Issued: 08-02-19

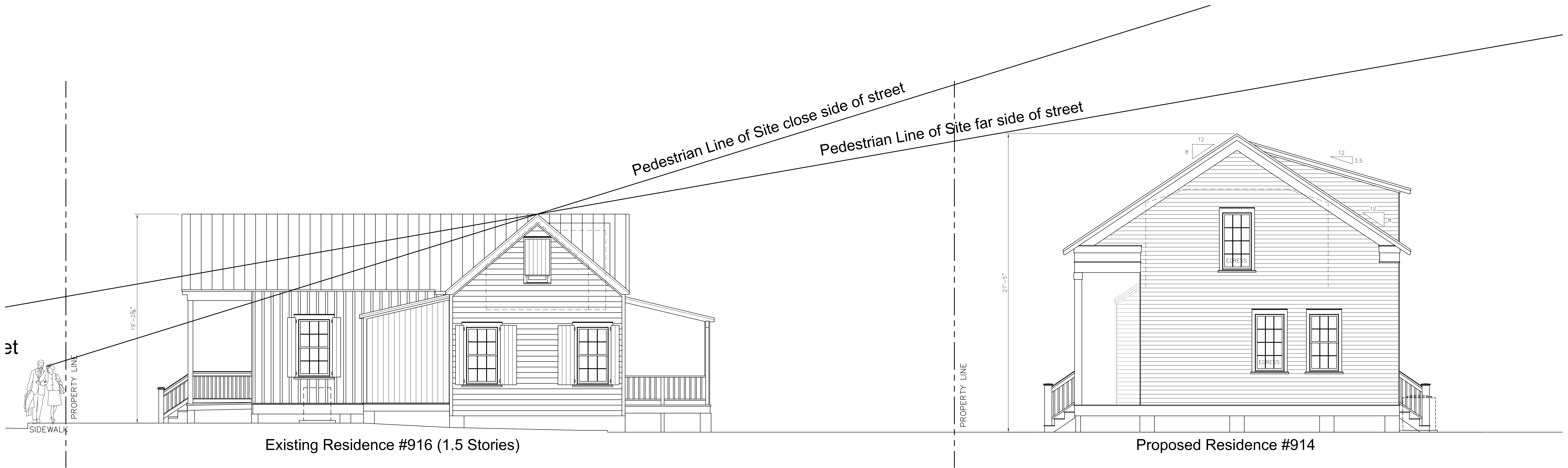
Elevations

Sheet
A.2.1

Thomas Street Residence II
 914 Thomas Street
 Key West, Florida

ALDERMAN Planning
 COMPANY
 Phone: 813.833.5161
 PO Box 55755 St. Petersburg FL, 33732

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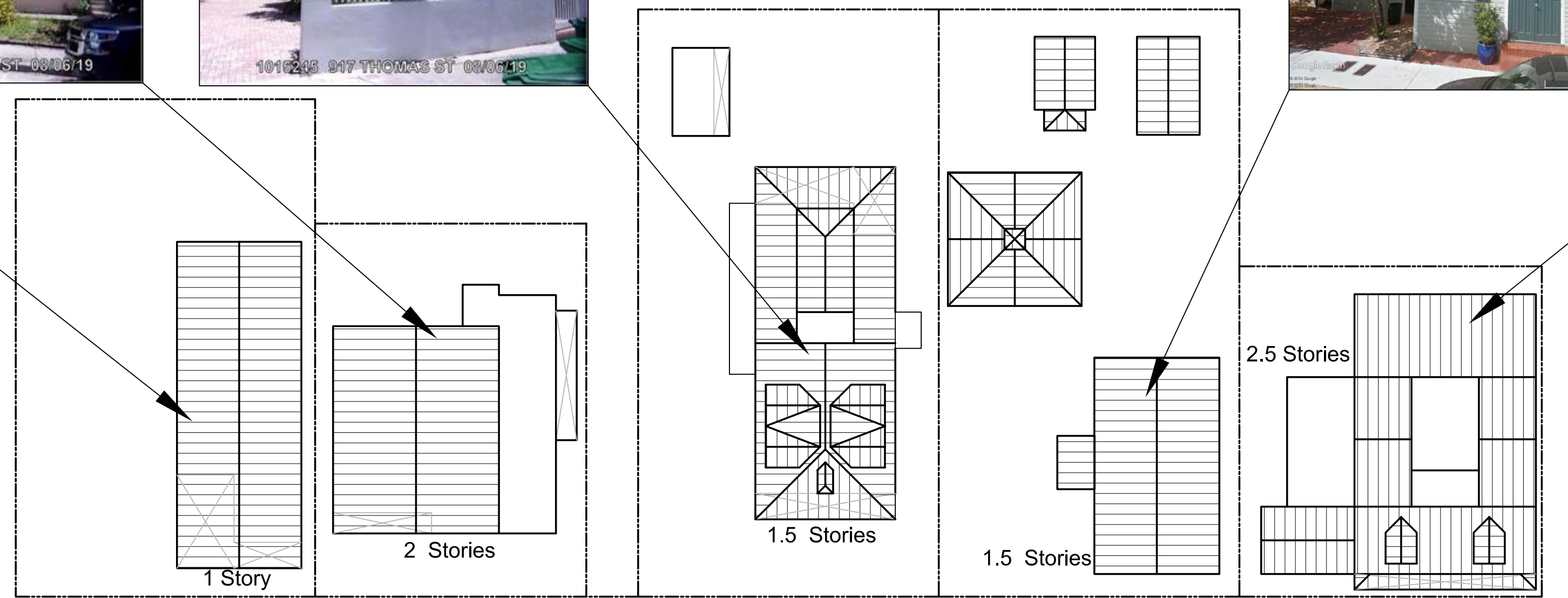
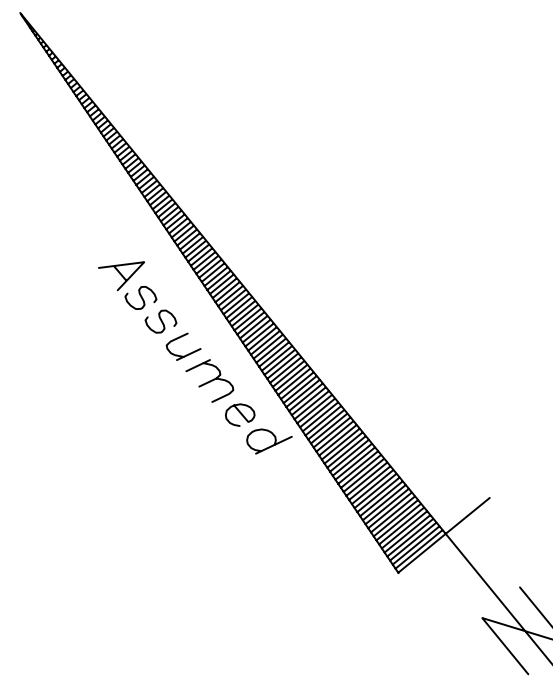


Existing Residence #916 (1.5 Stories)

Proposed Residence #914

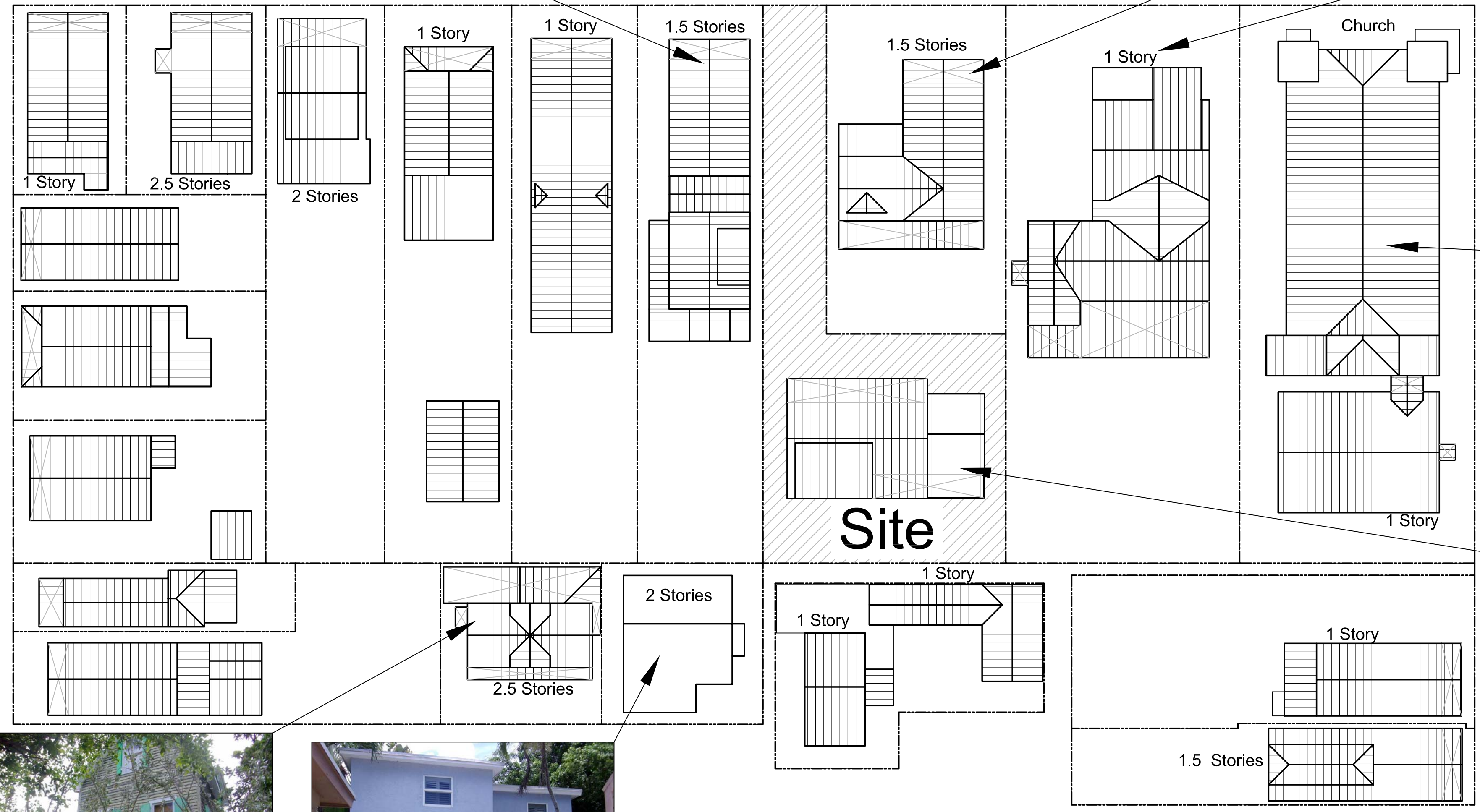
Right Side (Northwesterly) Site Profile



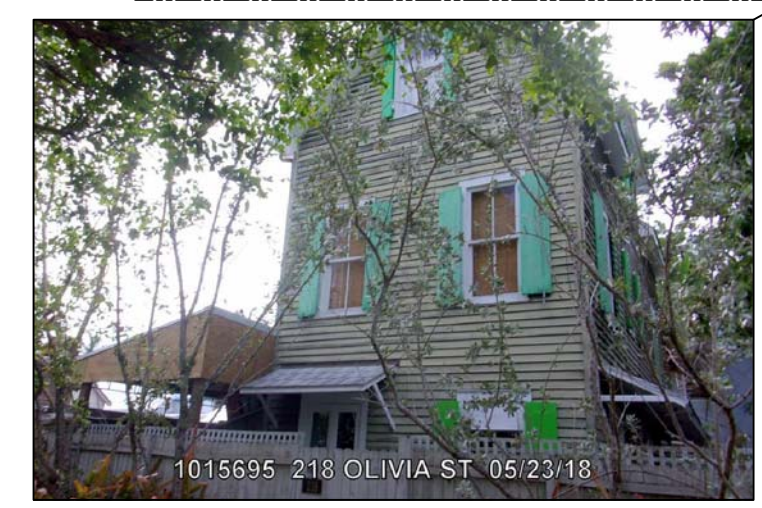
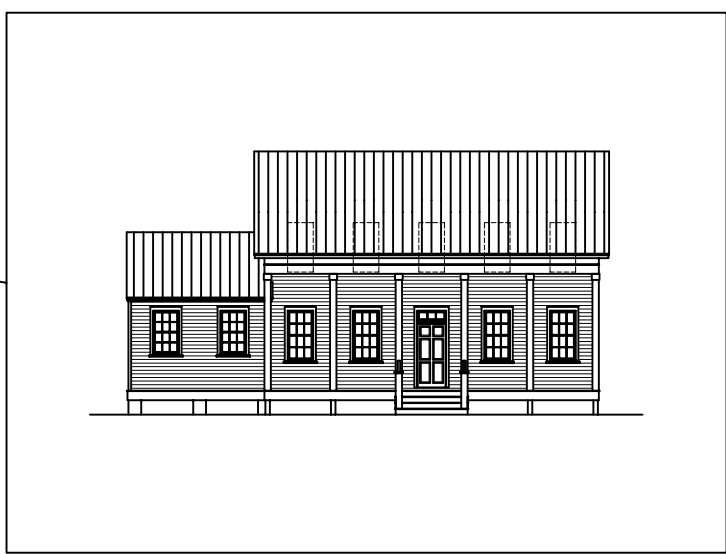


Thomas Street

Olivia Street



Truman Avenue



Address	# of Stories	1st Floor	2nd Floor	3rd Floor	Total	Distance
1 914 Thomas St	2	1033	736	0	1769	Subject
2 916 Thomas St	1.5	1058	434	0	1502	Adjacent
3 912 Thomas St	1	2450	0	0	2450	Adjacent
4 910 Thomas St	1.5	1240	560	0	1800	Adjacent
5 3 Hutchinson Ln	2	855	449	0	1304	Adjacent
6 218 Olivia St	3	495	496	496	1487	40'
7 501 Truman St	2.5	5449	1616	1050	8115	89'
8 921 Thomas St	1.5	989	992	0	1978	40'
9 917 Thomas St	1.5	1464	552	0	2016	40'
10 911 Thomas St	2	1590	1714	0	3304	43'
11 907 Thomas St	1	1249	0	0	1249	78'
12 11 Hutchinson Ln	1	1123	0	0	1123	Adjacent
13 217 Truman	1.5	774	148	0	1022	69'
14 218 Truman	1	702	0	0	702	77'
Avg # of Stories =	1.64					Avg Area = 1916.21429

Project No. APC-1934 - Scale: 1"=20'-0"

Thomas Street Residence II
914 Thomas Street
Key West, Florida

J. S. MACAMIA, P.E. No. 19241
TEMPLE TERRACE, FL 33617
PHONE: (813) 988-0727

DATE

Date Issued: 03-22-18

Revision:

No.: Date:

Exhibit 2

ALDERMAN Planning
COMPANY
Phone: 813.833.5161
PO Box 55755 St. Petersburg FL, 33732

Sheet
E.1.2



Existing Front (Northeasterly) Thomas Street Profile



Proposed Front (Northeasterly) Thomas Street Profile

Project No. APC-1934 - Scale: 1"=5'-0"

Thomas Street Residence II
 914 Thomas Street
 Key West, Florida

Date Issued: 08-02-19

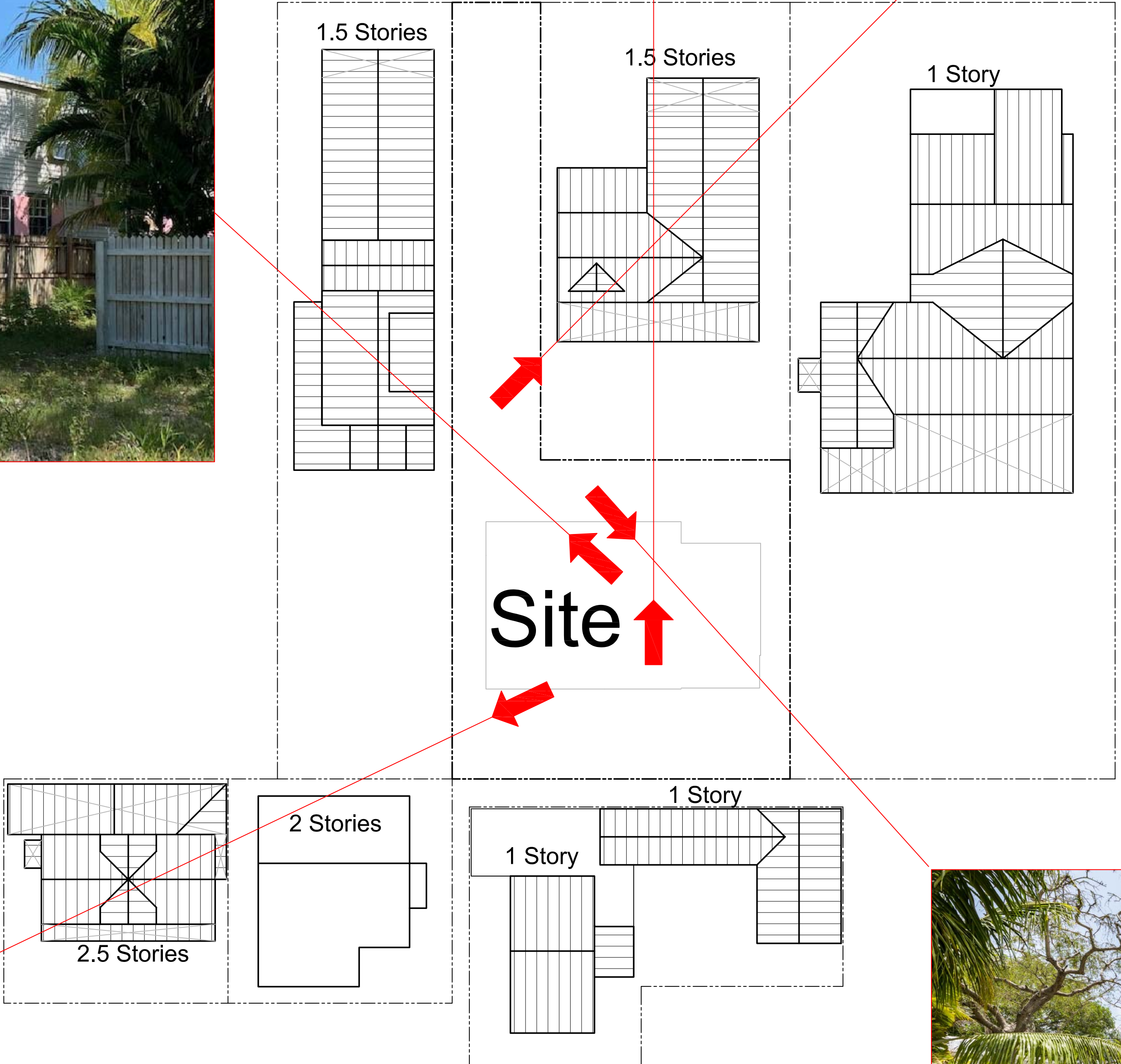
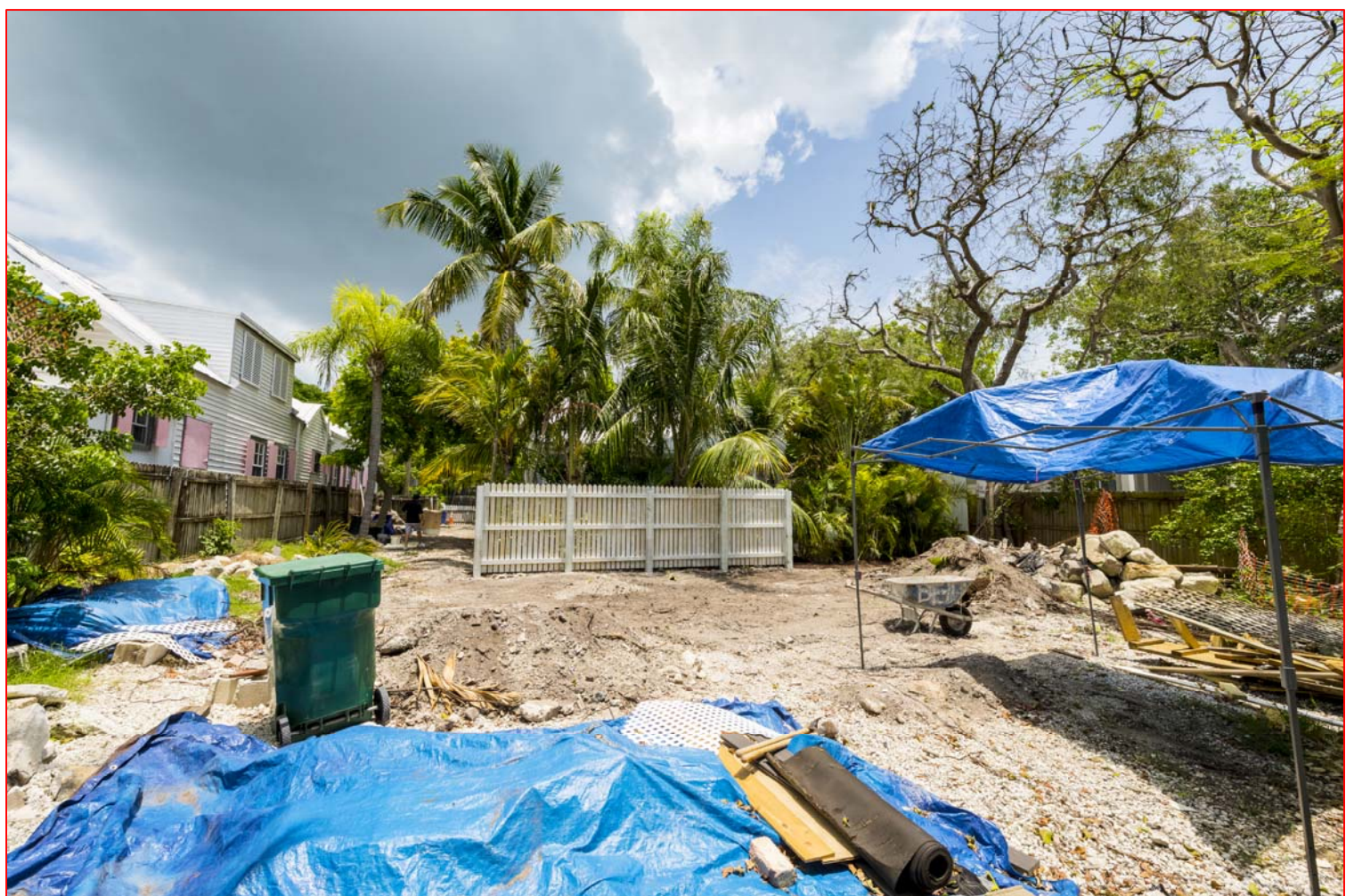
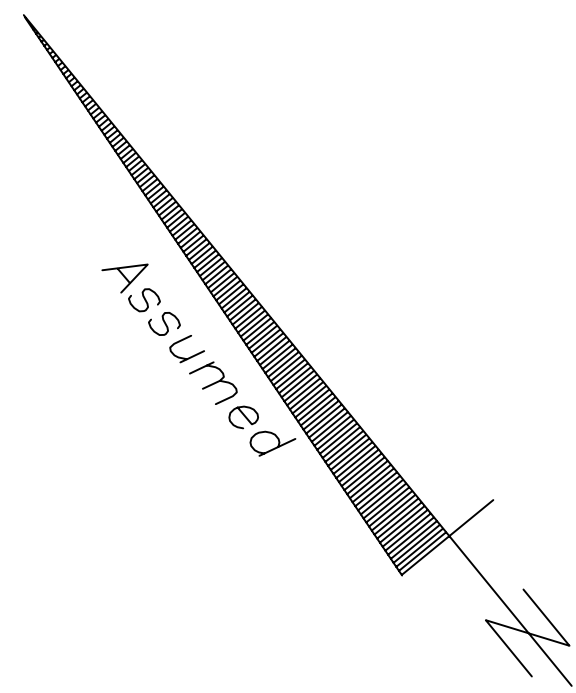
No.	Date	Revision

Exhibit 3

ALDERMAN Planning
 COMPANY
 Phone: 813.833.5161
 PO Box 55755 St. Petersburg FL, 33732

Sheet
E.1.3

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF THE PLANS AND SPECIFICATIONS COMPLY WITH ALL CITY, COUNTY, STATE AND FEDERAL BUILDING REGULATIONS, ALTERNATIVE 3 & HISTORIC BUILDINGS FOR THE M-P-H WIND ZONE. PORTION OF THIS DRAWING ONLY. I HEREBY CERTIFY THAT THESE PLANS AND DRAWINGS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH THE 8TH EDITION OF THE INTERNATIONAL BUILDING CODE, ALTERNATIVE 3 & HISTORIC BUILDINGS. DATE: _____
 J. S. MACAMIA, P.E. No. 19241
 TEMPLE TERRACE, FL 33617
 PHONE: (813) 988-0727



Project No. APC-1934 - Scale: 1"=15'-0"

Date Issued: 07-15-20

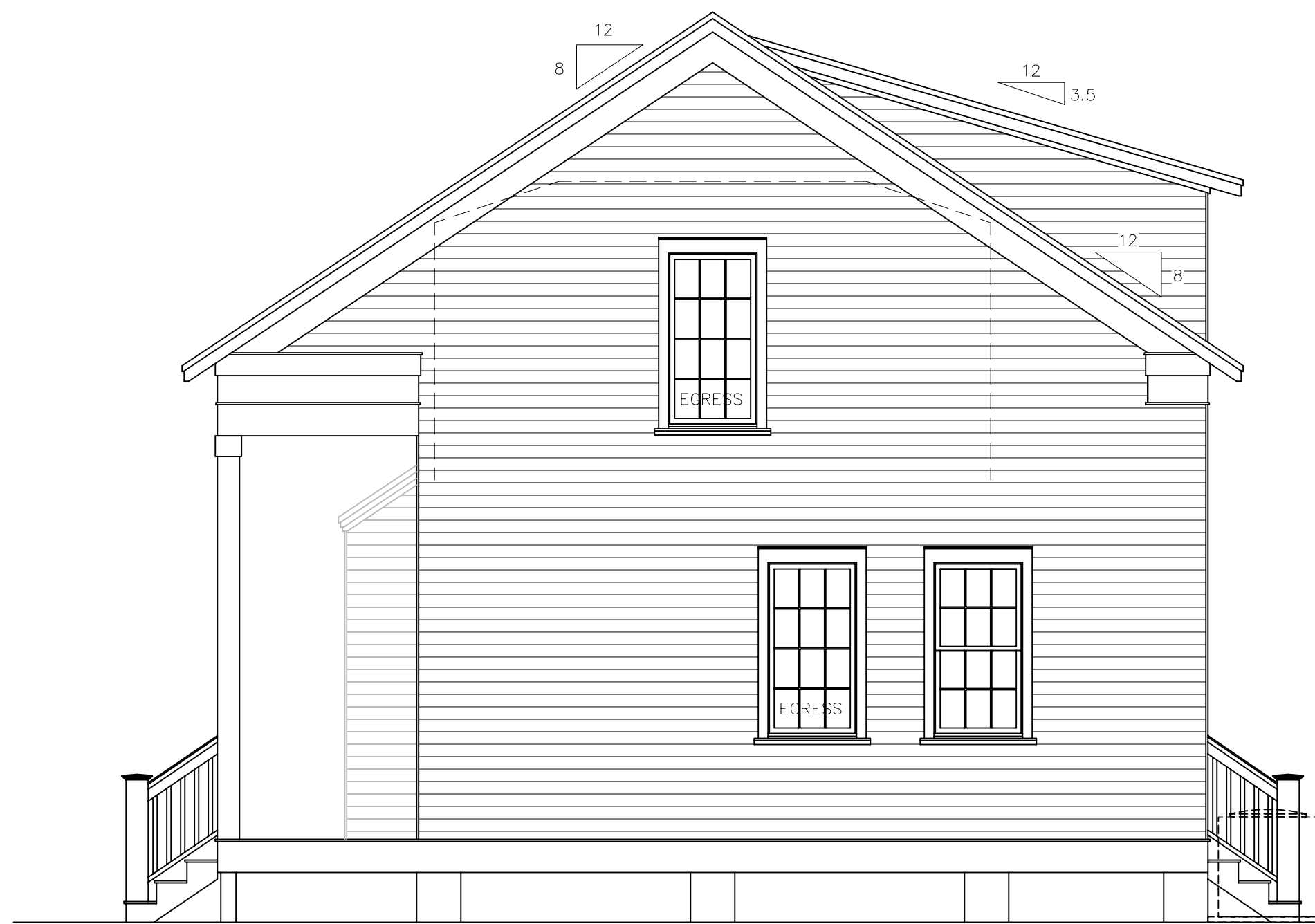
Exhibit 4

Thomas Street Residence II
914 Thomas Street
Key West, Florida

ALDERMAN Planning
COMPANY
Phone: 813.833.5161
PO Box 55755 St. Petersburg FL, 33732

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF THE PLANS AND SPECIFICATIONS COMPLY WITH ALL CITY, COUNTY AND STATE REQUIREMENTS FOR EXISTING BUILDINGS, ALTERNATION LEVEL 3 & HISTORIC BUILDINGS FOR THE A.P.H. WIND ZONE. PORTION OF THIS DRAWING ONLY. I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH THE 8TH EDITION OF THE FLORIDA BUILDING CODE, ALTERNATION LEVEL 3 & HISTORIC BUILDINGS.

Sheet
E.1.4



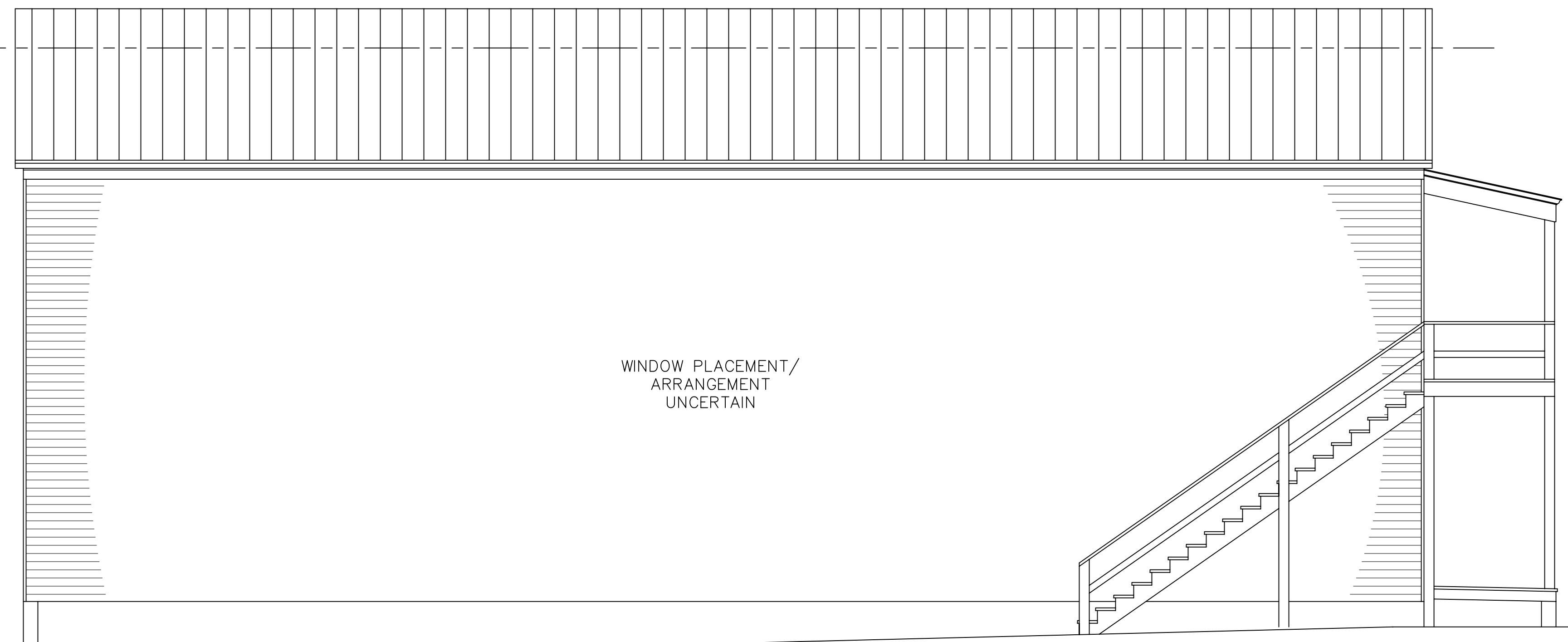
Proposed Residence #914 End View



Former Residence #914 End View
(Razed in 1973)



Proposed Residence #914 Longitudinal View



Former Residence #914 Longitudinal View
(Razed in 1973)

Project No. APC-1934 - Scale: 1/4"=1'-0"

Thomas Street Residence II
914 Thomas Street
Key West, Florida

Date Issued: 08-02-19

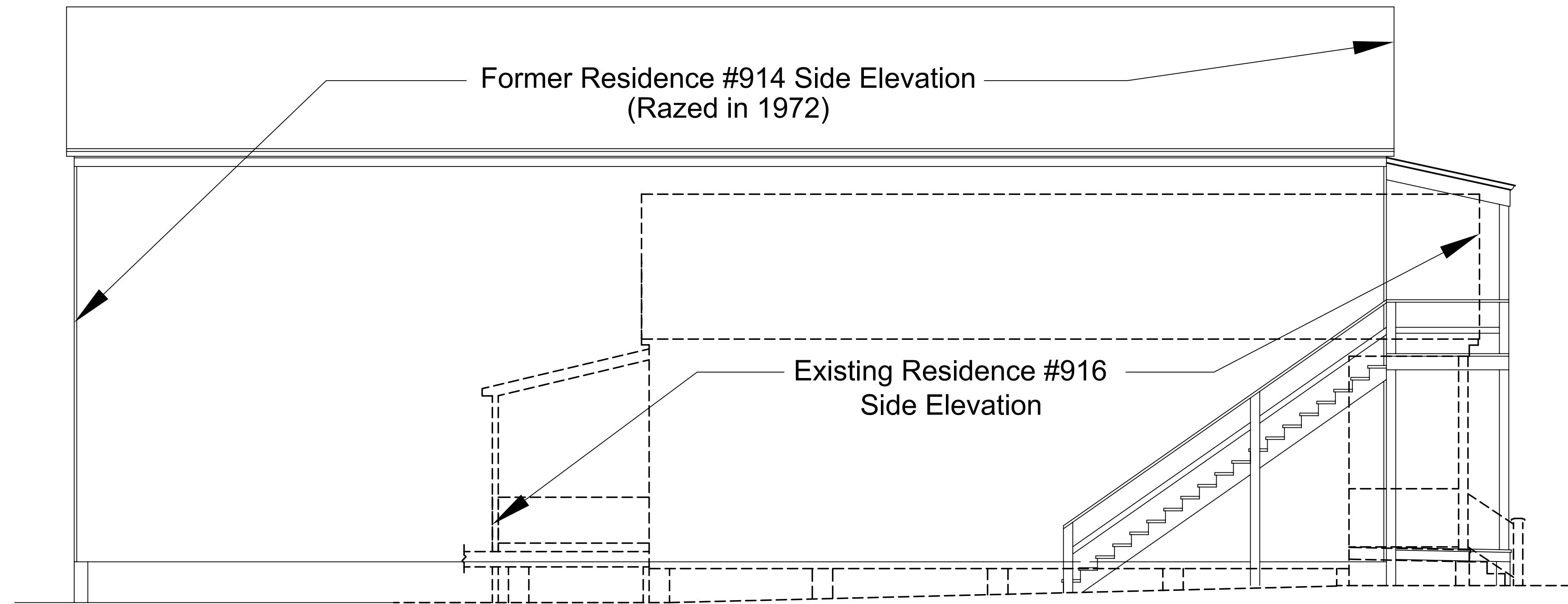
No.	Date	Revision

Exhibit 5

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COMPANY
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PO Box 55755 St. Petersburg FL, 33732

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1912 Historic Front (Northeasterly) Thomas Street Profile

Project No. APC-1934 - Scale: 1/4"=1'-0"

Thomas Street Residence II
914 Thomas Street
Key West, Florida

Date Issued: 08-02-19

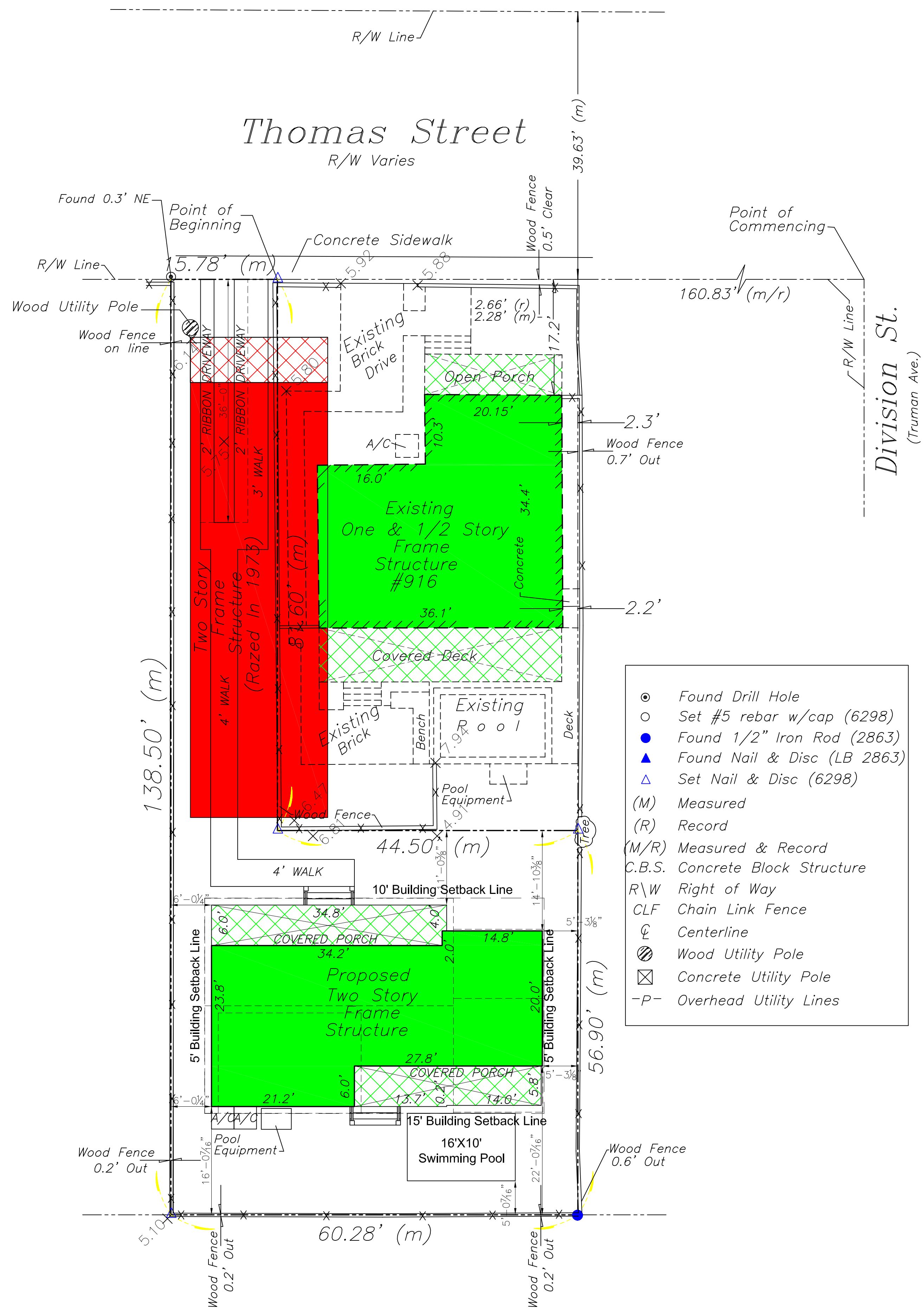
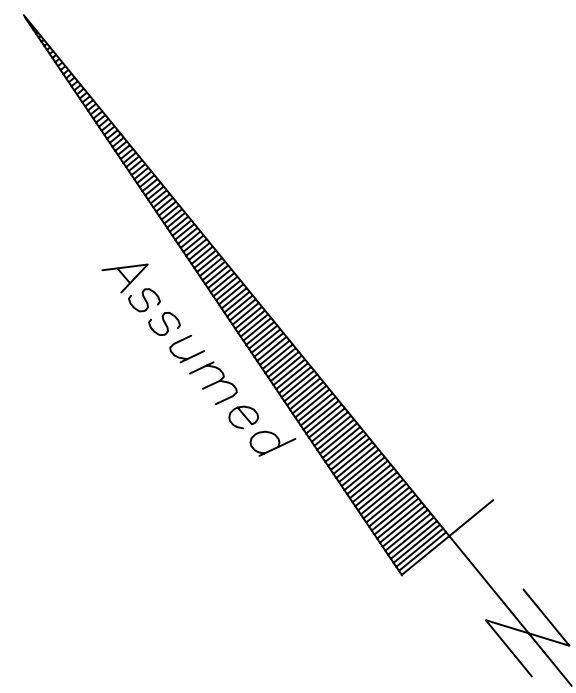
No.	Date	Revision

Exhibit 6
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COMPANY
Phone: 813.833.5161
PO Box 55755 St. Petersburg FL, 33732

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TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF THE PLANS AND SPECIFICATIONS COMPLY WITH ALL CITY, COUNTY AND STATE REQUIREMENTS FOR EXISTING BUILDINGS, ALTERNATION LEASE 3 & HISTORIC BUILDINGS FOR THE M.P.H. WIND ZONE.
I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL CITY, COUNTY AND STATE REQUIREMENTS FOR EXISTING BUILDINGS, ALTERNATION LEASE 3 & HISTORIC BUILDINGS.
DATE _____

J. S. MACAMIA, P.E. No. 19241
TEMPLE TERRACE, FL 33617
PHONE: (813) 988-0727



- Found Drill Hole
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (LB 2863)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

THIS DRAWING AND DESIGN IS VALID FOR 12 MONTHS AFTER THE DATE IT IS SIGNED AND TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF THE PLANS AND SPECIFICATIONS COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS FOR EXISTING BUILDINGS, ALTERATION LEASE 3 & HISTORIC BUILDINGS FOR THE M.P.H. WIND ZONE. THE PORTION OF THIS DRAWING ONLY. I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLY WITH THE 6TH EDITION OF THE FLORIDA BUILDING CODE, CHAPTER 6, ALTERNATIVE LEVEL 3, & HISTORIC BUILDINGS.

J. S. NAGAMIA, P.L.E. No. 19241
 TEMPLE TERRACE, FL 33617
 PHONE: (813) 988-0727

Project No. APC-1934 - Scale: 1"=10'-0"

Thomas Street Residence II
 914 Thomas Street
 Key West, Florida

Date Issued: 07-15-20

Exhibit 7

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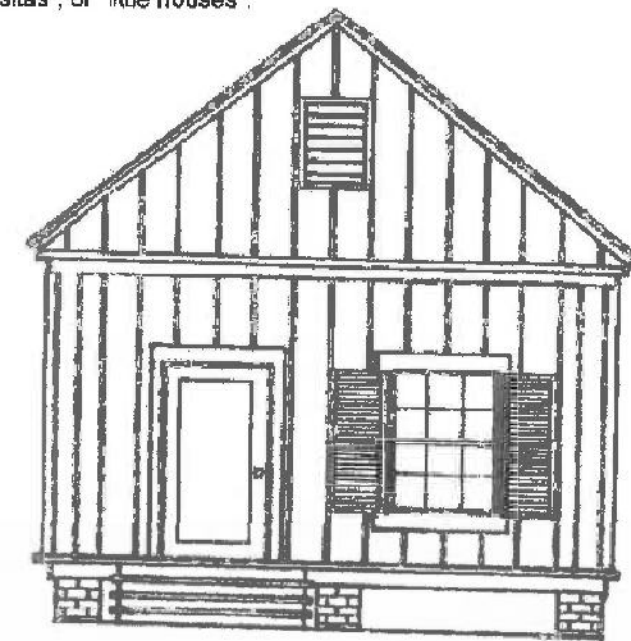
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E.1.7

Pages From Historic Architectural Guidelines - City of Key West

Cigar Maker's Cottage

More than 9,000 cigar workers needed housing in Key West by 1838. To meet the demand many quickly constructed cottages were built. These one-story, one-room white houses typically featured three rooms and a narrow hallway. They had a side-gable roof with a two or three-bay porch and doocway on the front elevation. Windows were shuttered, as were other Key West buildings, to keep out the heat and sunlight. Scuttles, hinged roof openings, provided additional ventilation. These simple cottages were often expanded to contain numerous additions, which usually extended from the rear of the house. In Tampa, such cottages were called "casitas", or "little houses".

Characteristics
 Plan: square or rectangular
 Foundation: raised on piers
 Height: one and a half-story
 Exterior: wood cladding
 Roof type: front gable
 Detailing: Simple



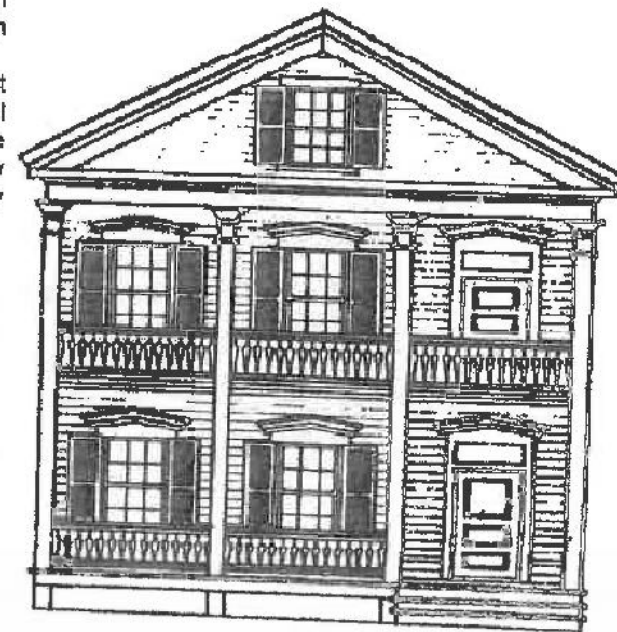
5/14/02

61

Classical Revival, Double Gallery House

The Classical Revival style in Key West is derived from the Greek Revival style, which was the national architectural style of the United States from the mid 1830's until the Civil War. High-style Greek Revival Architecture soon gave way to the Key West "Temple Form" variants fashioned primarily in wood, which mimicked the proportions of classical idealism. A simple building could be formed into a facsimile of a Greek Temple by extending the gable to create a portico. Squared pillars topped with ornate moldings were a substitute for formal columns. The Classical Revival style tended to linger in the South long after it had ceased to be fashionable in the Northern states, and buildings with classical motifs continued to be built. Whitehead's drawings of Key West show temple front classical revival houses in the city in 1838. There are over 300 temple form houses in Key West, 200 of these are two-story homes. All are constructed of wood.

Characteristics
 Plan: rectangular
 Foundation: raised on piers
 Height: two & one-half stories
 Exterior: wood cladding
 Roof type: front gable
 Detailing: Classical Revival



5/14/02

63

Classical Revival, Key West Eyebrow House

The Eyebrow House is a style unique to Key West which features a second set of smaller windows perched above the primary first floor windows and tucked under the roofline so that they appear to be peeking out from under the eaves. They are similar in structure to the five-bay, gabled houses of Louisiana, but these do not feature the usual attribute of windows hooded underneath the roofline. The Roberts family of Key West built several eyebrow houses in the 1870's and 1880's. Porches extend the full length of the facade as they do on other Key West houses and include many Classical Revival details.

Characteristics
 Plan: square or rectangular
 Foundation: raised on piers
 Height: two-story
 Exterior: wood cladding
 Roof type: side gable
 Detailing: Classical Revival



5/14/02

62

VIII. Architectural Styles of Key West

(based on *The Historic Architecture of Key West: The Triumph of Vernacular Form in a Nineteenth Century Florida Town*, Ph. D. 1987 by William Carl Shiver)

Single Gallery Frame Vernacular House

Similar to the even simpler Cigar Maker's House, the frame vernacular house was a step up from its Spartan lines. With more elaborate detailing, often with a faintly classical influence or Folk Victorian brackets and other decorative woodwork, these one and a half-story cottages had a front porch, which was usually covered with a shed or hip roof. Their clapboarded exteriors were supported by the new balloon framing and mass produced wire nails rather than massive pegged timber frames and cut nails. Many of these were built to replace the many homes destroyed by the hurricanes of 1846, 1909, and 1910.

Characteristics
 Plan: square or rectangular
 Foundation: raised on piers
 Height: one and a half-story
 Exterior: wood cladding
 Roof type: front gable
 Detailing: Folk Victorian or Classical Revival



5/14/02

60

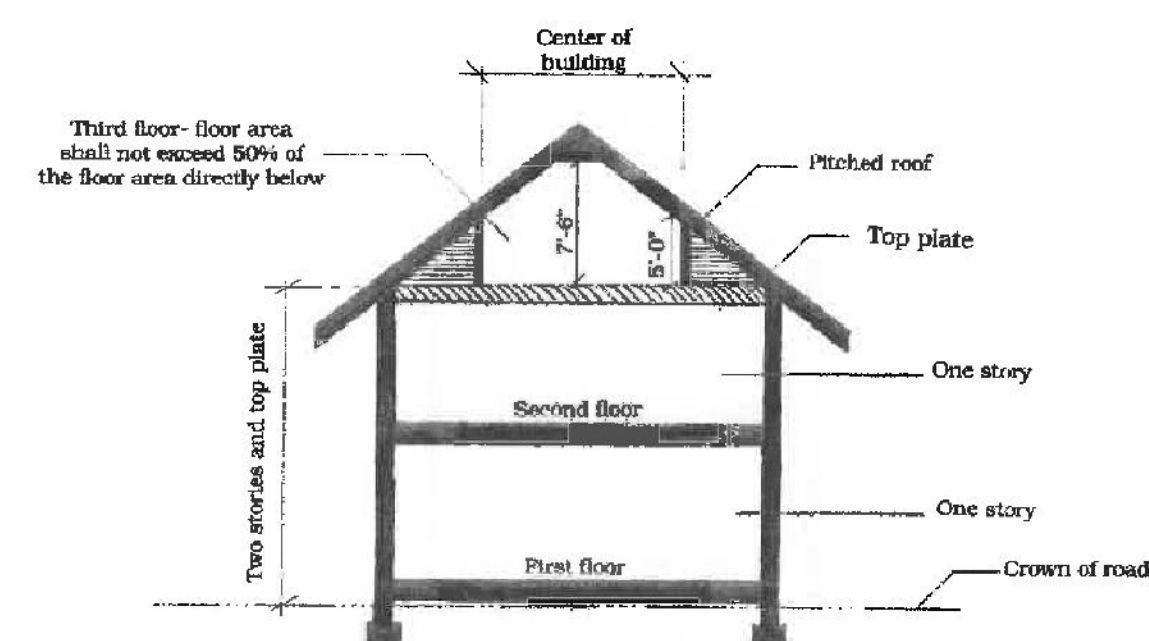


Figure 1
Two and one half story building with pitched roof and extended eaves

Approved by City Commission- January 5, 2010
 Approved by DCA- March 12, 2010

77

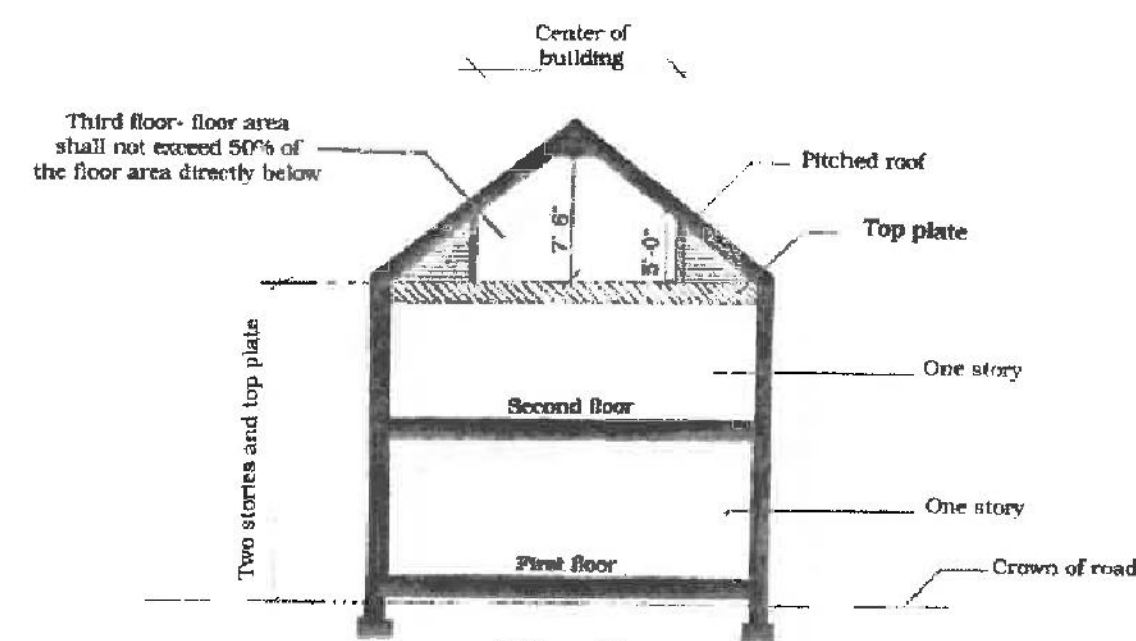


Figure 2
Two and one half story building with pitched roof

Approved by City Commission- January 5, 2010
 Approved by DCA- March 12, 2010

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Historic Architectural Guidelines - City of Key West - IX Architectural Glossary

Story: That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, or any portion of the building used for human occupancy between the top most floor and the roof. A basement or cellar not used for human occupancy should not be counted as a story.

Two and One Half Story Building: A building with two full stories above the crown of the road plus a third floor (known as a "half story") that does not exceed in floor area one-half of the floor area of the floor immediately below within the same building. Typically the half story is located beneath a pitched roof. The following criteria will be apply for the review:

1. The roof rafters must rest on and be supported by the top plate of the second story wall;
2. The height of the floor area considered to constitute the half story shall be not less than seven feet six inches high at its highest point and five feet high at its lowest point;
3. No exterior wall should stand beyond the second floor top plate (Figures 1 and 2 pages 77-78). If the half story is located on a flat roof, its interior height shall not exceed seven feet six inches high and it shall be set back from the second story roofline equally proportioned on it four sides.

Project No. APC-1934 - Scale: 1"=10'-0"

Date Issued: 07-15-20

Revision:

No.: Date:

Thomas Street Residence II

914 Thomas Street

Key West, Florida

Exhibit 8

ALDERMAN Planning

COMPANY

Phone: 813.833.5161

PO Box 55755 St. Petersburg FL, 33732

Sheet

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DATE: _____
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NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a virtual meeting at **5:00 p.m., July 29, 2020.** 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

The purpose of the hearing will be to consider a request for:

NEW TWO-STORY STRUCTURE.

#914 THOMAS STREET

Applicant – Spottswood, Spottswood, Spottswood and Sterling Application #H2020-0011

If you wish to see the application or have any questions, you may contact the Planning Department during regular office hours at 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 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 Barry Barroso, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
914 Thomas Street on the 21st day of July, 2020.

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 29 July, 2020.

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 H2020-00.11

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

By Barry Barroso
Date: 7.21.2020
Address: 1014 White St
City: Key West
State, Zip: FL, 33040

The forgoing instrument was acknowledged before me on this 21st day of July, 2020.

By (Print name of Affiant) Barry Barroso who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Jacobs
Print Name: Cornelia Jacobs
Notary Public - State of Florida (seal)
My Commission Expires: 12.17.22



CORNELIA W JACOBS
Commission # GG 285036
Expires December 17, 2022
Bonded Thru Budget Notary Services





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LOT PERMIT

Public Meeting Notice

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WARNING
DESIGNATED CONSTRUCTION SITE.
TRESPASSERS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.



DOC-BOX®

THE HOME DEPOT

LOT

PERMIT

Public Meeting Notice

The Greater DOC-BOX Made in the USA

WARNING
DESIGNATED CONSTRUCTION SITE.
TRESPASSERS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW

PROPERTY APPRAISER INFORMATION



Disclaimer

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

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

Summary

Parcel ID 00015050-000200
 Account# 9104458
 Property ID 9104458
 Millage Group 11KW
 Location 914 THOMAS ST, KEY WEST
 Address
 Legal Description KW PT LOT 4 SQR4 TR3 G11-244 (AKA UNIT 914 THOMAS ST HOA) OR946-1481D/C OR946-1482/87 OR951-1909/10 OR946-1488D/C OR946-1490/92 OR992-916/917 OR992-918/19 OR1077-375 OR1099-263 OR1107-1635 OR1122-145/46 OR1168-761 OR1168-1024/1025F/J OR1304-1/2 OR1514-1459/61 OR2321-421C OR2779-2196D/C OR2897-1009/10 OR2976-706DEC
 (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property Class VACANT RES (0000)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No

Owner

[THOMAS ST PARTNERS LLC](#)
 6565 Heritage Park Pl
 Lakeland FL 33813

Valuation

	2019
+ Market Improvement Value	\$0
+ Market Misc Value	\$0
+ Market Land Value	\$326,500
= Just Market Value	\$326,500
= Total Assessed Value	\$326,500
- School Exempt Value	\$0
= School Taxable Value	\$326,500

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,087.00	Square Foot	0	0

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

Trim Notice

2019 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Sales, Permits, Sketches (click to enlarge), Photos.

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 [User Privacy Policy](#) and [GDPR Privacy Notice](#)

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