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## Historic Architectural Review Commission Staff Report for Item 3

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Preservation Manager

Meeting Date: April 28, 2026

Applicant: Nautilus Drafting & Design Services

Application Number: C2026-0012

Address: 1922 Staples Avenue

### **Description of Work:**

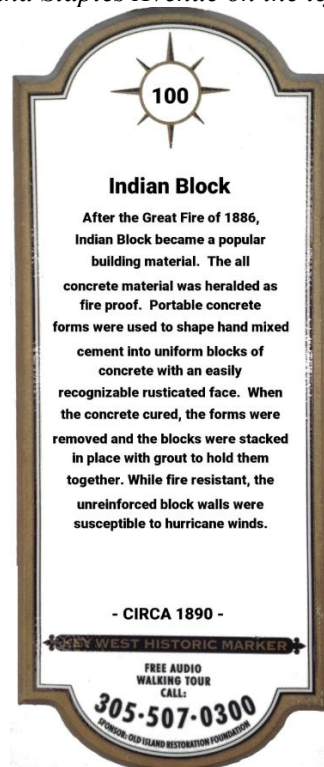
**After the fact** – Renovations to contributing structure. ~~New wood deck on front façade and within the front yard of the property.~~

### **Site Facts:**

The building under review is a historic, contributing structure located outside of the historic district, constructed circa 1910. Historic Marker #100 is located at 1922 Staples Avenue at the corner of Staples Avenue and 2nd Street. The row of six cottages at this location were constructed using “Indian block,” a rusticated concrete block system that became popular in Key West in the early 20th century due to its fire-resistant qualities. These cottages were built as worker housing for employees of the nearby Martin Havana Cigar Factory across the street. Indian block construction consisted of hand-mixed concrete poured into portable molds to create uniform rusticated blocks, which were stacked and bonded with lime-based mortar. While the material offered improved fire resistance compared to the wood buildings common in Key West at the time, the unreinforced construction was less resilient in hurricane conditions. Currently the property is located within an AE-8 flood zone.



*Photo of property under review. Monroe County Library. (Former cigar factory on Second Street and Staples Avenue on the left)*



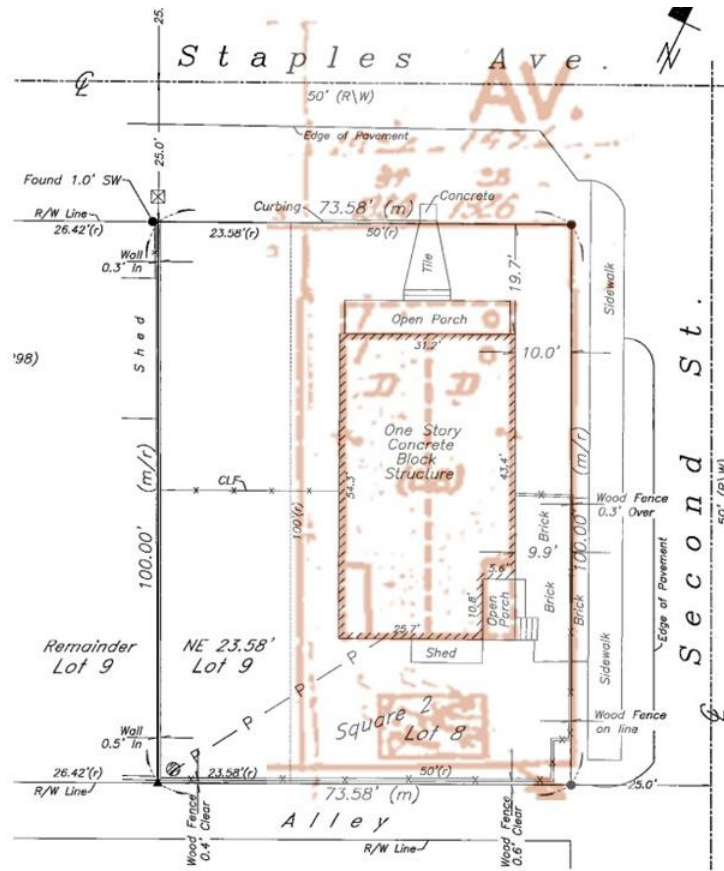
*Photo of Historic Marker #100.*



*Photo of property under review before work.*



*Photo of property under review during construction.*

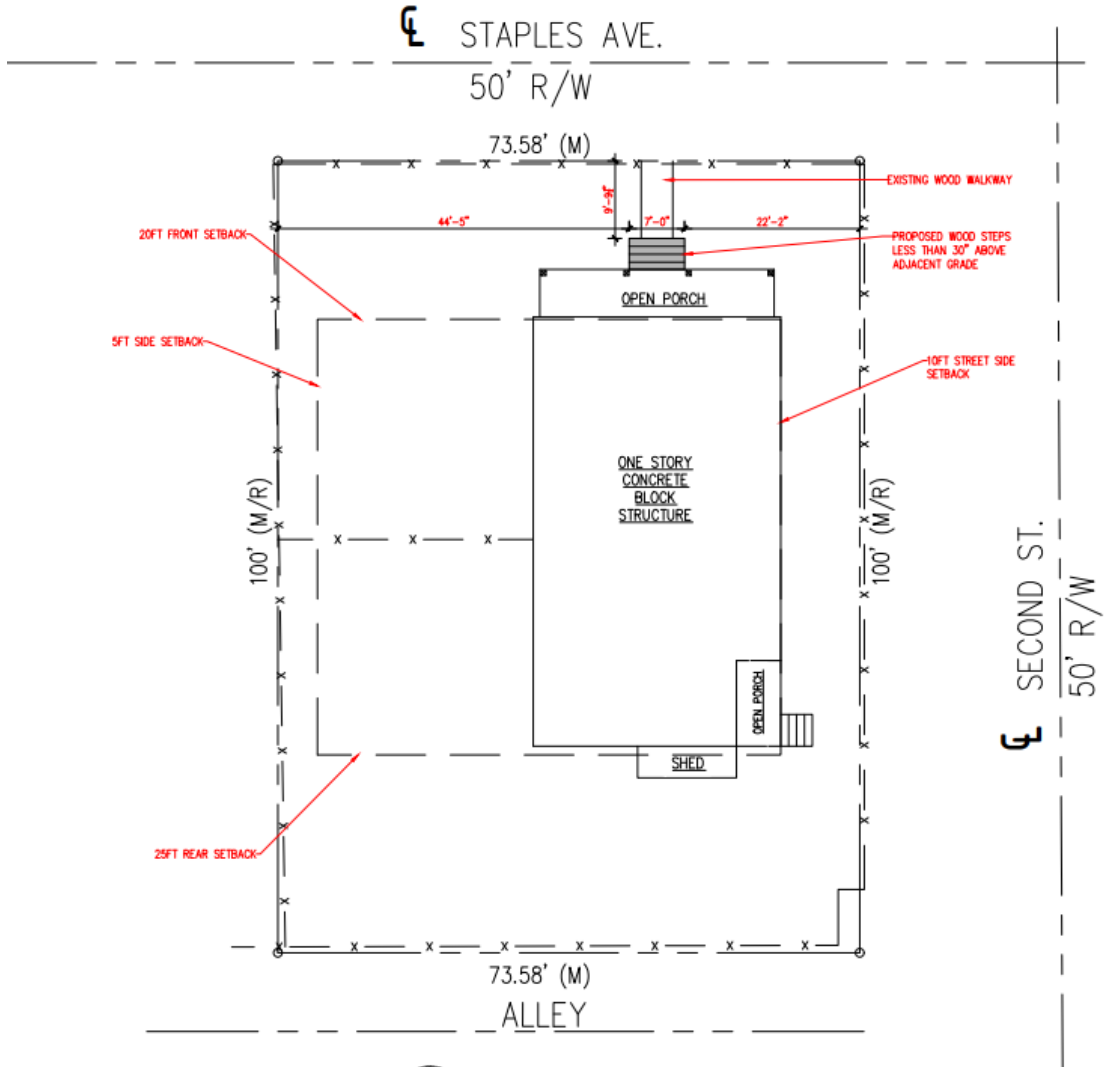


1962 Sanborn Map and current survey.

**Guidelines Cited on Review:**

- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guidelines 2, 3 (first sentence), 4, 5, 7, 15, and 16.
- Guidelines for Additions (pages 37a-37k), specifically guideline 16.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically guidelines 1 and 2.

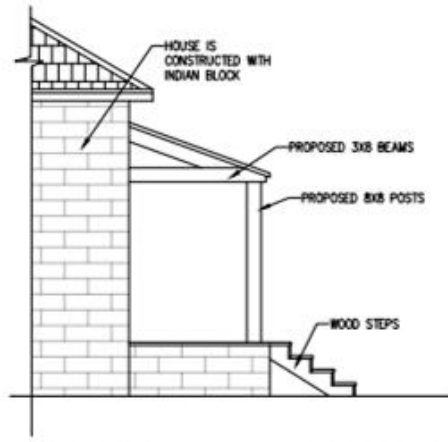




**PROPOSED SITE PLAN**

SCALE: 1"=10'-0"

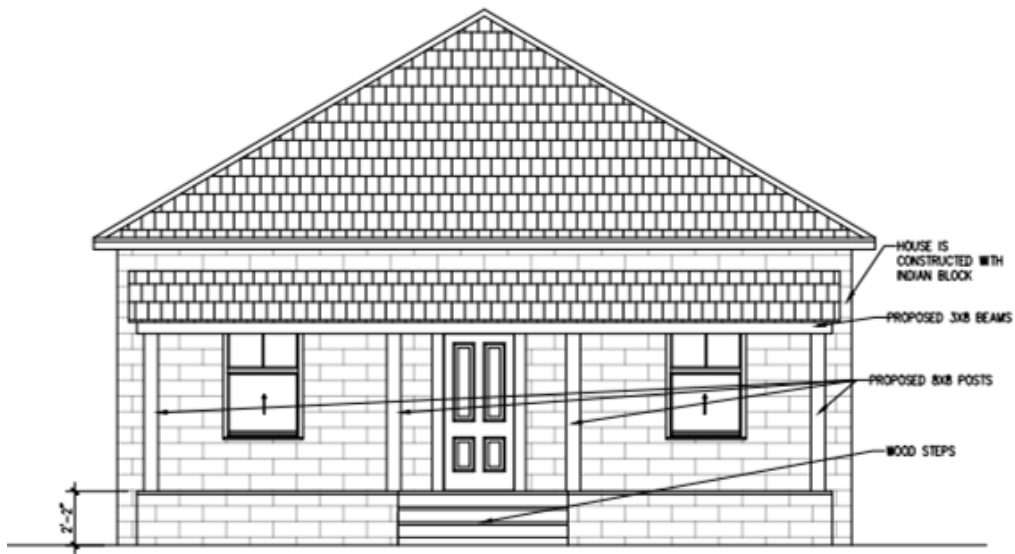
*Proposed Site Plan.*



**PROPOSED STREET SIDE ELEVATION**

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

*Proposed Side Elevation (2<sup>nd</sup> Street).*



**PROPOSED FRONT ELEVATION**

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

*Proposed Front Elevation (Staples Ave).*

## **Consistency with Cited Guidelines:**

The **Entrances, Porches & Doors Guidelines** state that important character-defining features such as entrances, porches, railings, columns, and stairs should be retained, repaired, and preserved, and that deteriorated portions should be repaired using materials that replicate the original features as closely as possible. The proposal includes replacing the existing 4"x4" porch columns with 8"x8" columns. Staff recommends the use of 6"x6" columns as a more compatible alternative. However, the HARC Commission may consider the appropriateness of the 8"x8" columns in the context of the surrounding area, particularly given the applicant's removal of the previously unapproved front deck, which improves the overall consistency of the façade with the Guidelines.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <i>COAC 26-0012</i>	REVISION #	INITIAL & DATE <i>2/26/26 GH111</i>
FLOOD ZONE <b>AE-8</b>	ZONING DISTRICT <b>SF</b>	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1922 Staples Ave. Key West, Florida	
NAME ON DEED:	Marc Barry	PHONE NUMBER 305-433-1734
OWNER'S MAILING ADDRESS:	1922 Staples Ave. Key West	EMAIL marcpbarry@gmail.com
APPLICANT NAME:	Nautilus Drafting & Design Services	PHONE NUMBER (305)-906-1530
APPLICANT'S ADDRESS:	21460 Overseas hwy Suite 3	EMAIL Nautilusdrafting@gmail.com
	Cudjoe Key, FL 33042	
APPLICANT'S SIGNATURE:	<i>Jonathan Juarez</i>	DATE 2/25/2026

**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<sup>x</sup>\_\_\_ INVOLVES A HISTORIC STRUCTURE: YES<sup>x</sup>\_\_\_ NO\_\_\_  
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES\_\_\_ NO<sup>x</sup>\_\_\_

<b>DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.</b>
<b>GENERAL:</b>
After the fact code case for replacing posts, beam and addition of deck 26" above adjacent grade.
<b>MAIN BUILDING:</b>
<b>DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):</b>

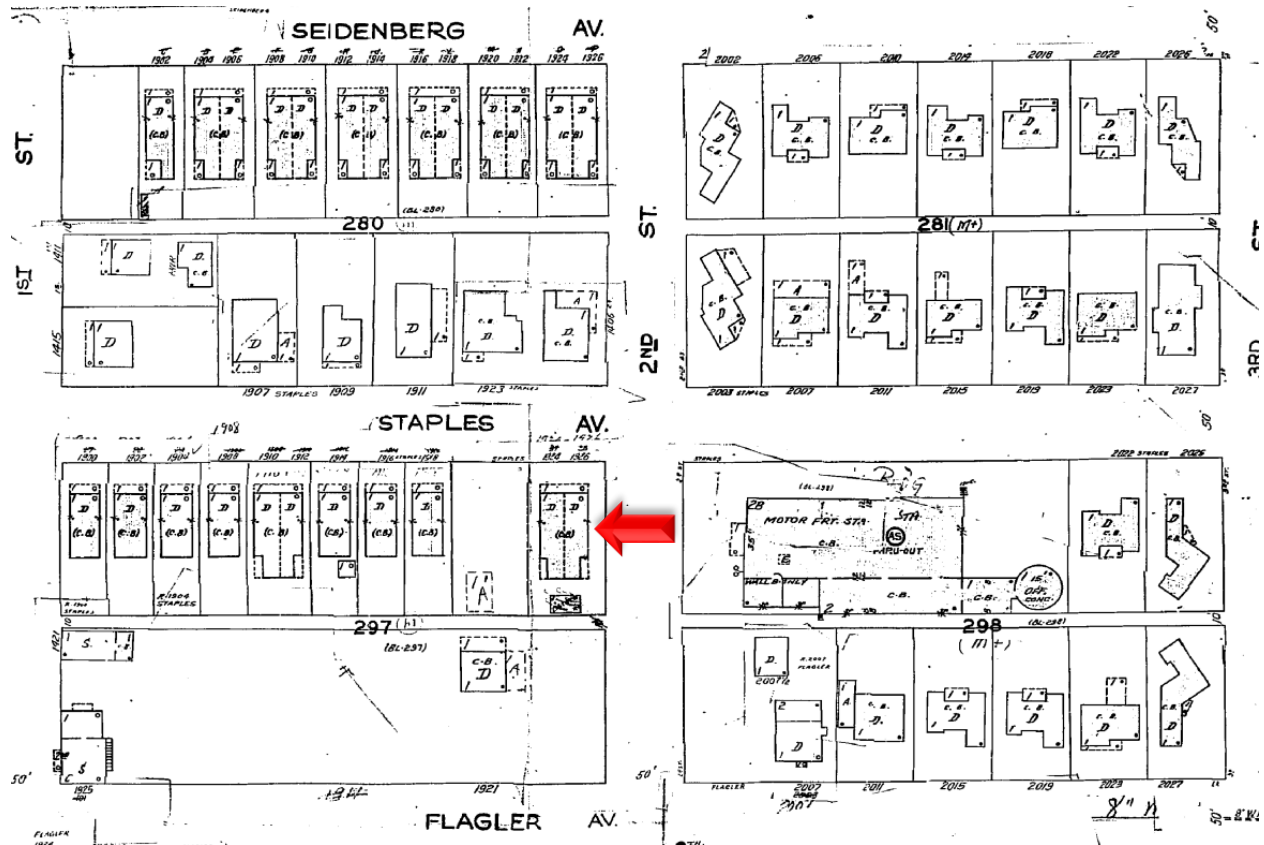
**APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY\_HARC@CITYOFKEYWEST-FL.GOV**

<b>ACCESSORY STRUCTURE(S):</b>	
<b>PAVERS:</b>	<b>FENCES:</b>
<b>DECKS:</b>	<b>PAINTING:</b>
New deck as noted	
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>		<b>EXPIRES ON:</b>
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:		

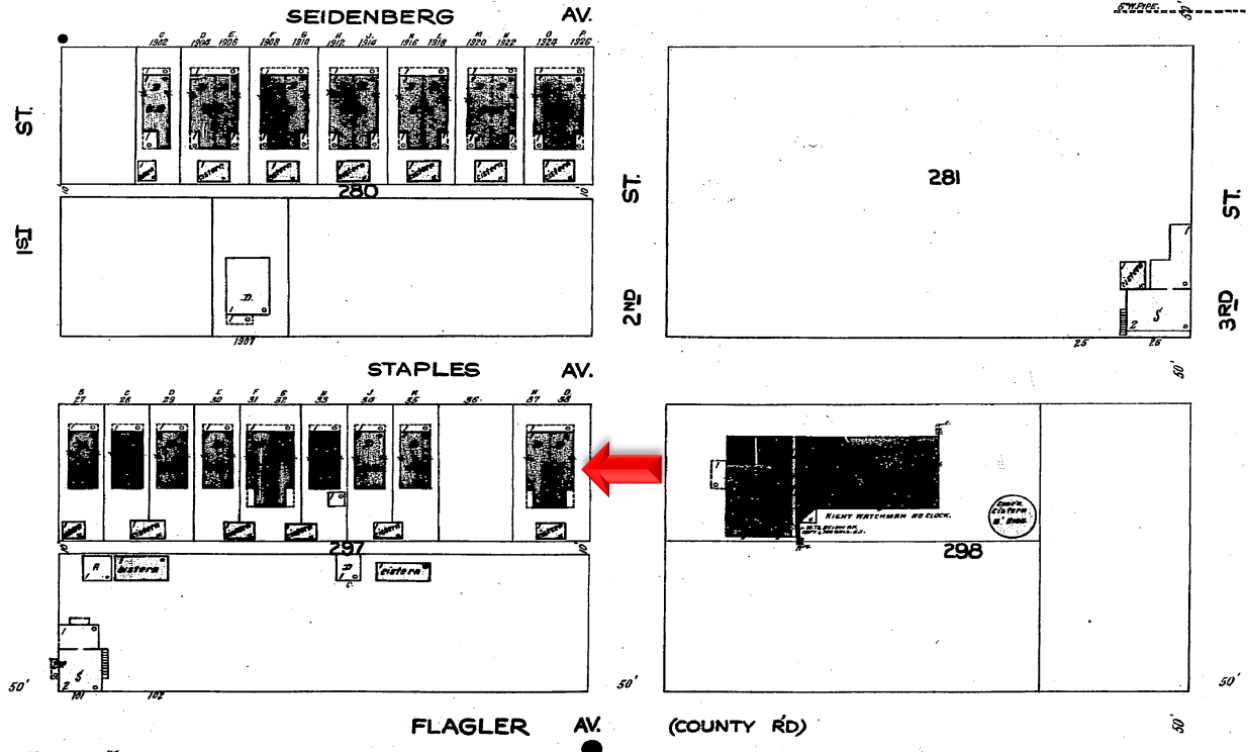
**THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.**

# SANBORN MAPS

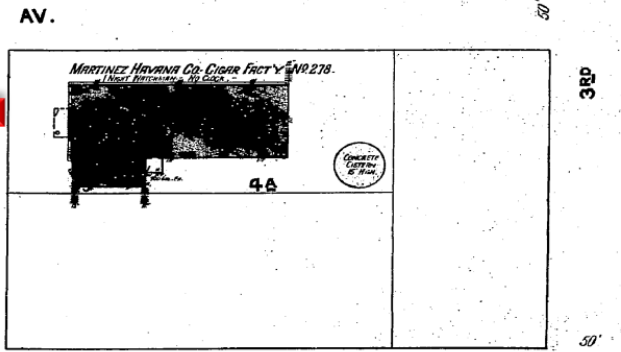
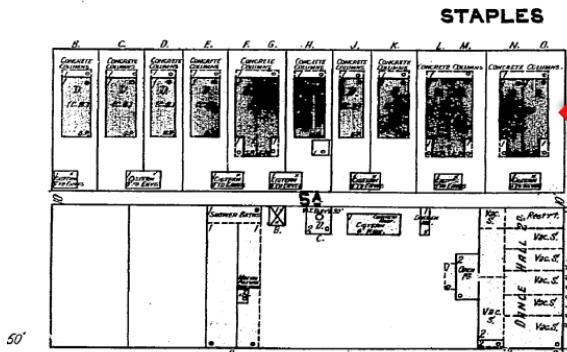
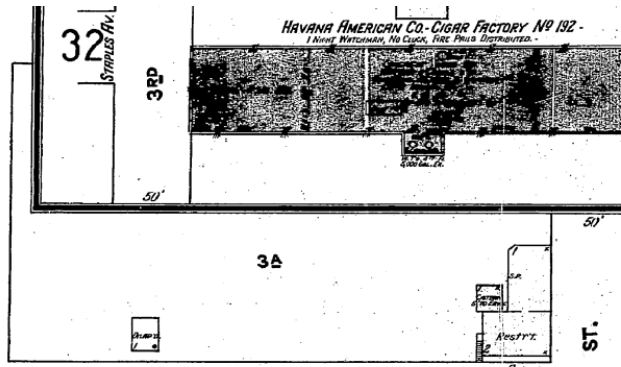
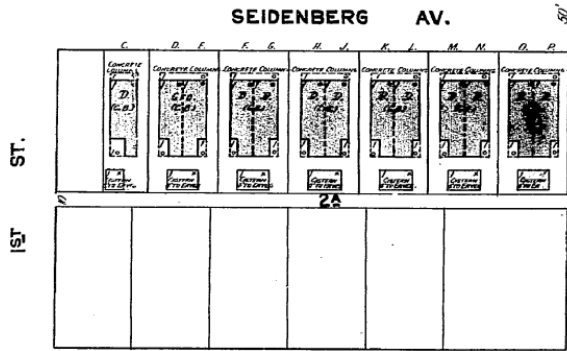


1962 Sanborn Map



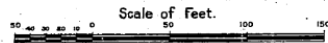


1926 Sanborn Map



COUNTY

RD.



1912 Sanborn Map

# PROJECT PHOTOS





0 4.00

**BRUKID**  
**8"X8"**  
Actual 7.5"x7.5"











HARC Application photos 1922 Staples Ave.

1. Front of 1922 Staples Ave. (Preconstruction)



HARC Application photos 1922 Staples Ave.

2. Front of 1922 Staples Ave. (Current)



HARC Application photos 1922 Staples Ave.

**3. Deck photo showing Indian Block**



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1922 Staples Ave.

4. 1918 Staples ave. (front posts are 8x8 concrete)



HARC Application photos 1922 Staples Ave.

5. 1916 Staples ave. (Front porch posts are 6x6)



HARC Application photos 1922 Staples ave.

6. 1914 Staples ave. (front porch posts are Iron)



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1922 Staples ave.

7. 1910 Staples ave. (front porch posts are concrete 1<sup>st</sup> floor and 4x4 wood 2<sup>nd</sup> floor)



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1922 Staples ave.

8. Left 1908 Staples ave. (front porch 4x4 wood)

Right 1904 Staples ave (front porch 8x8 concrete posts)



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1922 Staples ave.

9. 1900 Staples ave. (front porch posts are Iron)



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1922 Staples ave.

10.1922 Staples ave. street view



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1922 Staples ave.

11. 1922 Staples ave. corner street view



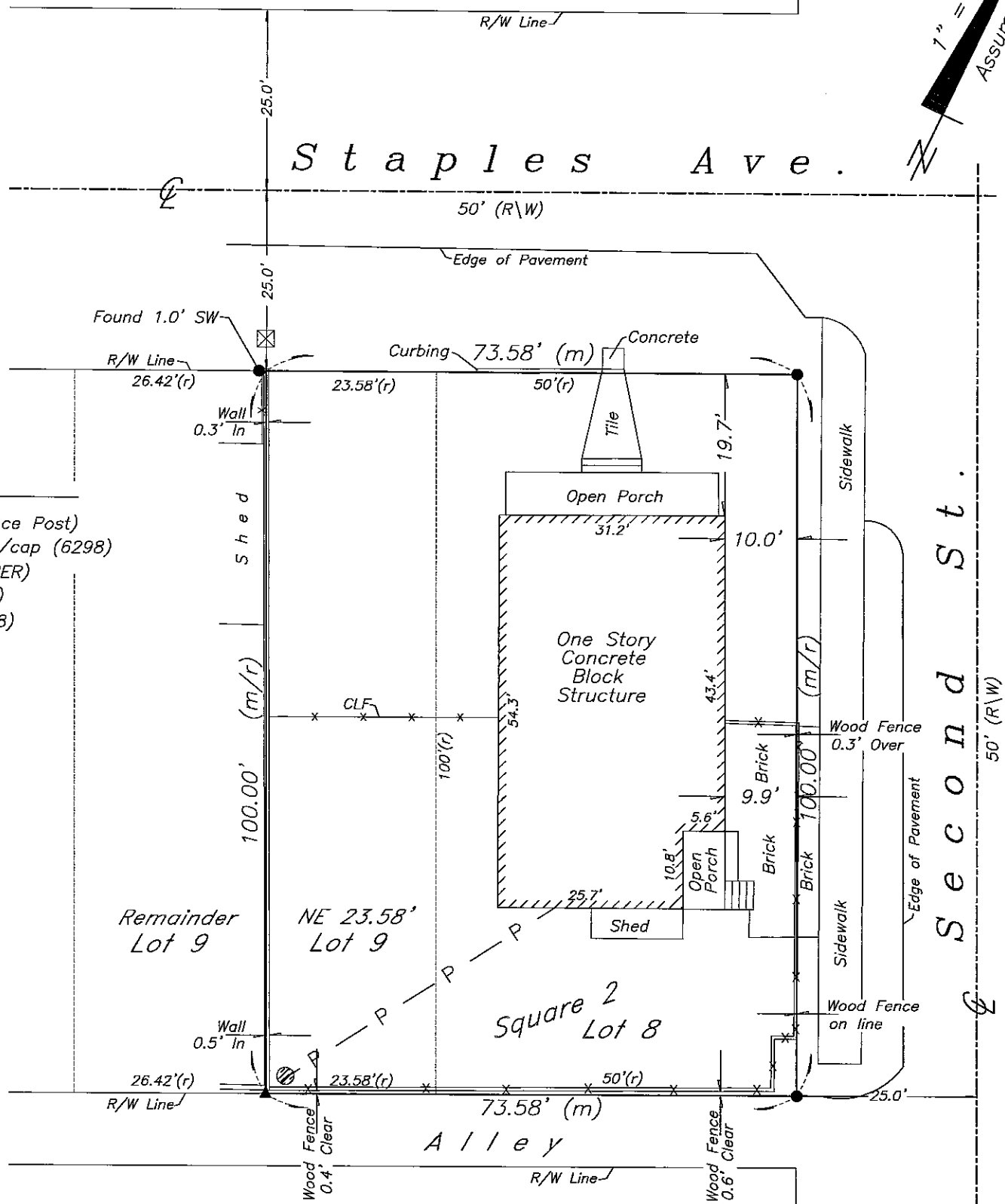
Prepared by Nautilus Drafting and Design Services

HARC Application photos 1922 Staples ave.  
12. 1922 Staples ave. Second St. view



# SURVEY

# Boundary Survey Map of Lot 8 and part of Lot 9, Square 2, KEY WEST REALTY CO'S FIRST SUBDIVISION



## LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Found 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (RER)
- ▲ Found Nail & Disc (RER)
- △ Found 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
- ⊕ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines

## NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1922 Staples Avenue, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: December 30, 2020
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

**BOUNDARY SURVEY OF:** Lot 8 and the North Easterly 23.58 feet of Lot 9, Square 2, Tract 21, Key West Realty Company's First Subdivision of part of Tracts 21 and Lots 1, 2, 3, 4, 5, Island of Key West, according to the plat thereof as recorded in Plat Book 1, Page 43 of the Public Records of Monroe County, Florida.

**BOUNDARY SURVEY FOR:** Daniel Gilbert and Marc Barry;  
Union Home Mortgage Corp.;  
Oropeza Stones & Cardenas;  
Old Republic National Title Insurance Company;

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

J. LYNN O'FLYNN, INC.

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

January 11, 2021

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**

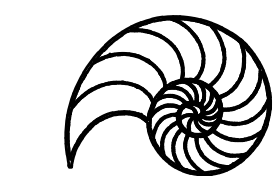


Professional Surveyor & Mapper  
PSM #6298

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

# PROPOSED DESIGN





**NAUTILUS**  
DRAFTING & DESIGN  
SERVICES

CONTACT INFO:  
JONATHAN TAVAREZ  
EMAIL:  
NAUTILUSDRAFTING@GMAIL.COM  
CELLPHONE:  
305-906-1530

**HARC PLAN**  
1922 STAPLES AVE.  
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:  
AS NOTED

AutoCad File No.

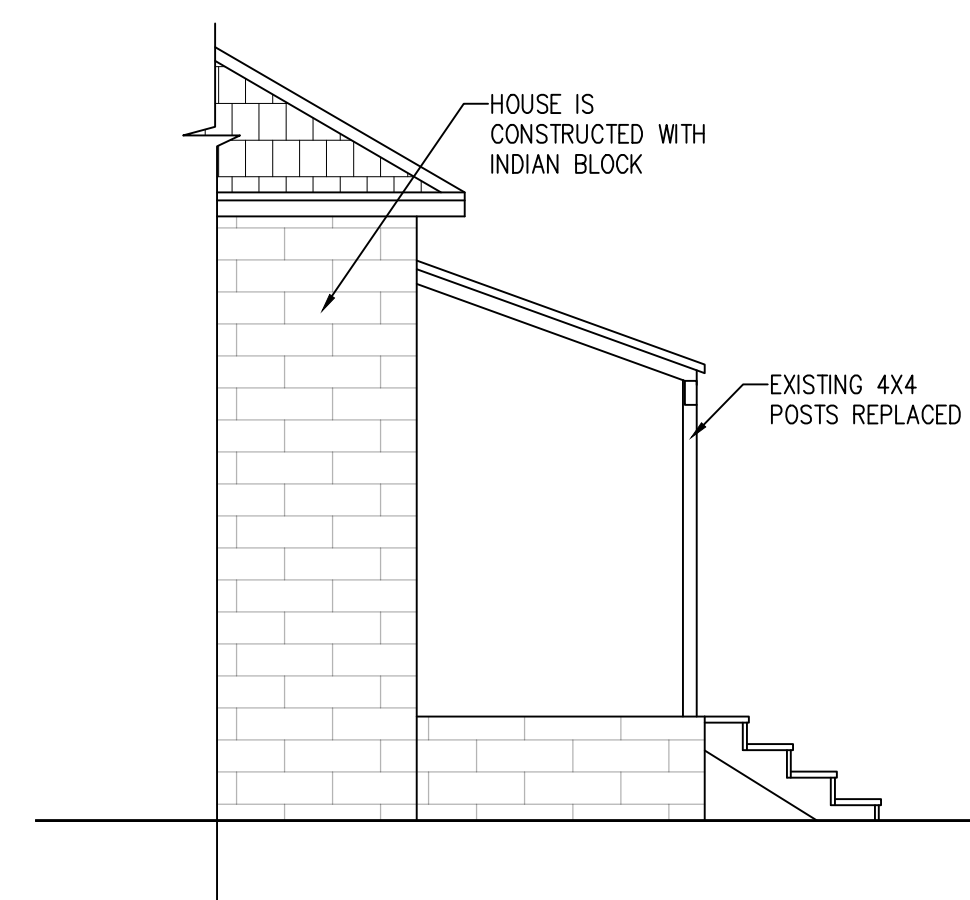
Revisions:

Title:  
EXISTING AND  
PROPOSED FRONT  
AND STREET SIDE  
ELEVATION

Sheet Number:

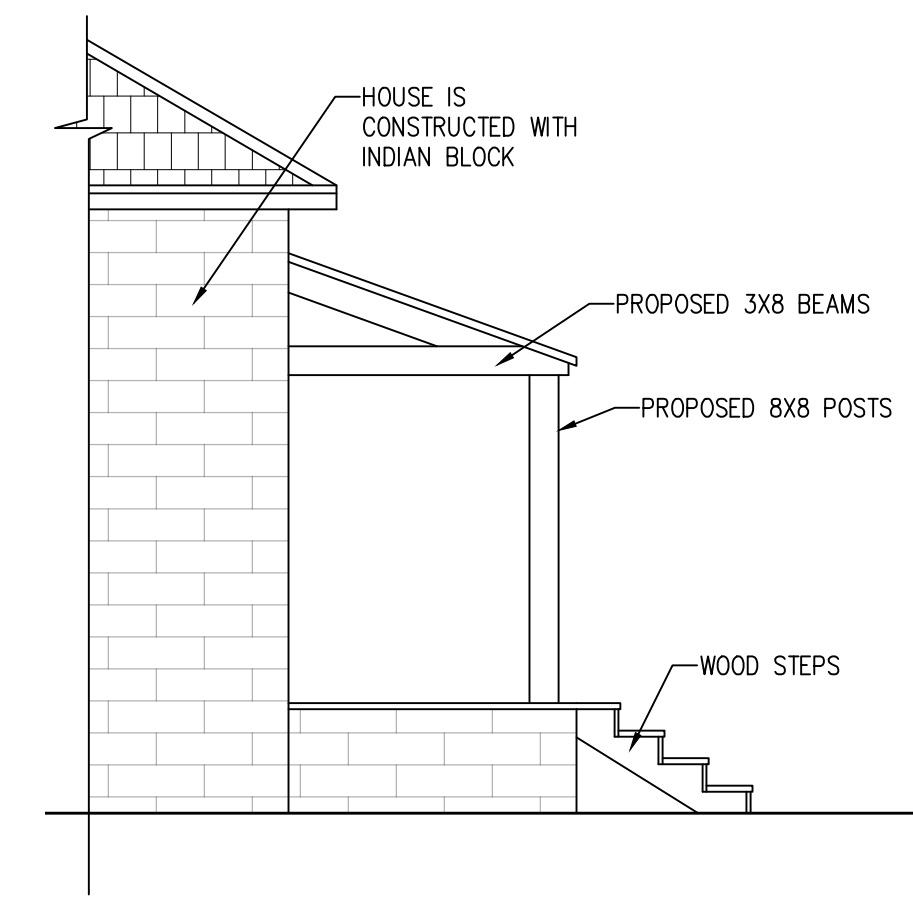
**A-1**

Date: 4.10.2026



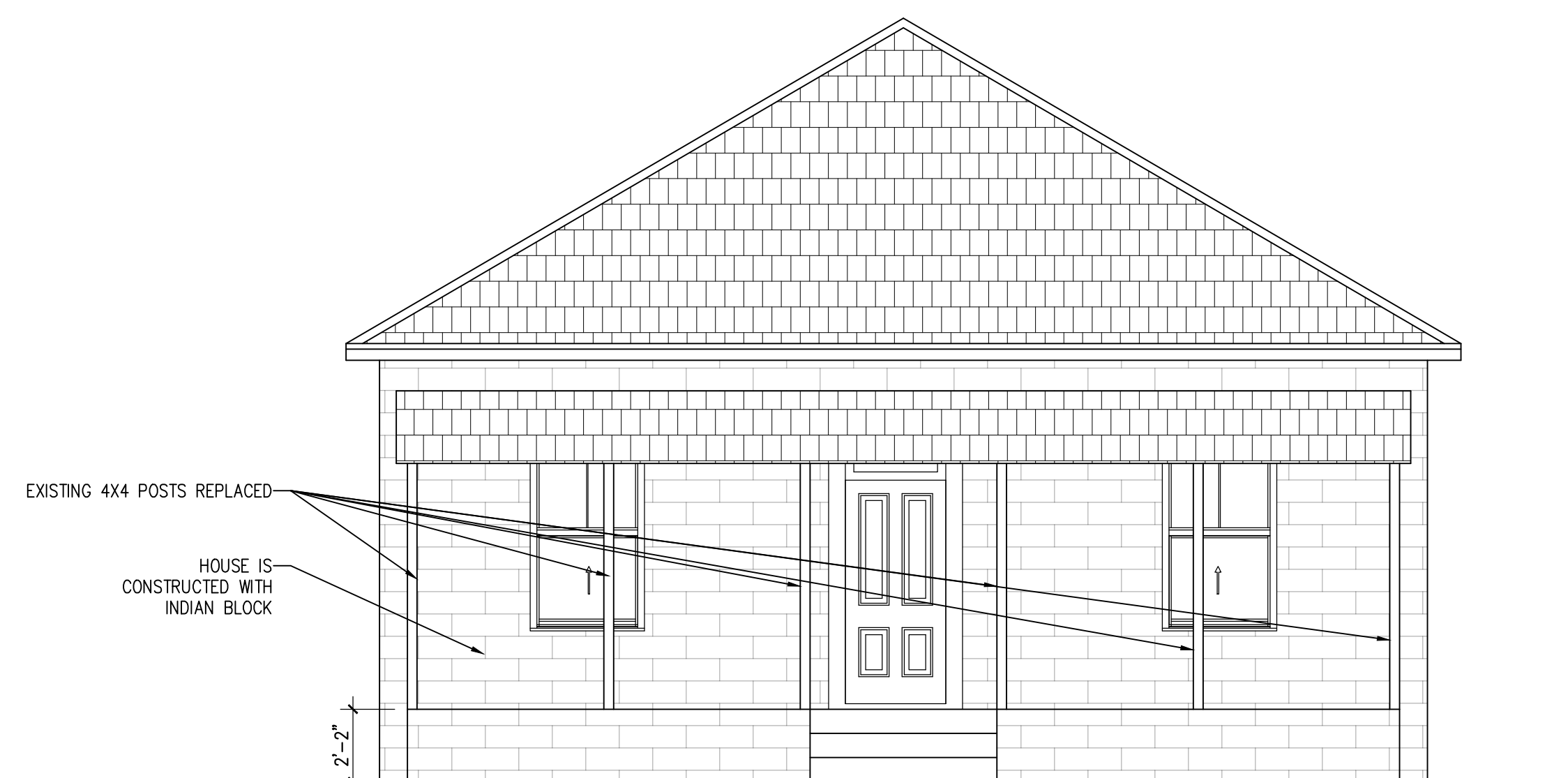
**EXISTING STREET SIDE ELEVATION**

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



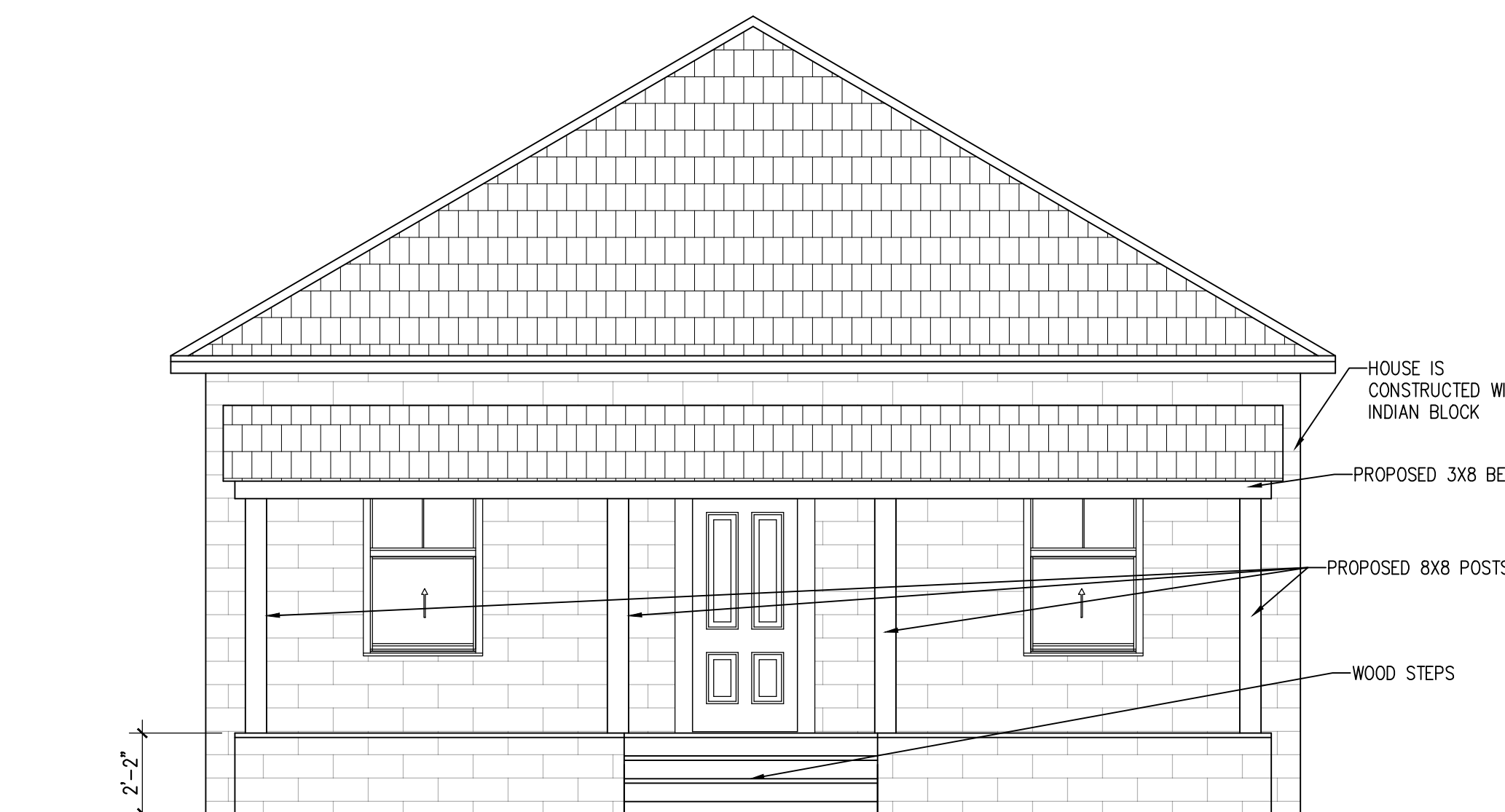
**PROPOSED STREET SIDE ELEVATION**

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



**EXISTING FRONT ELEVATION**

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



**PROPOSED FRONT ELEVATION**

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

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., April 28, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**AFTER THE FACT – RENOVATIONS TO CONTRIBUTING STRUCTURE. NEW WOOD DECK ON FRONT FAÇADE AND WITHIN THE FRONT YARD OF THE PROPERTY.**

**#1922 STAPLES AVENUE**

**Applicant – Nautilus Drafting & Design Services    Application #C2026-0012**

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

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

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

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Public Meeting Notice

# 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 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 00045150-000000  
 Account# 1045748  
 Property ID 1045748  
 Millage Group 10KW  
 Location 1922 STAPLES Ave, KEY WEST  
 Address  
 Legal KW KW REALTY CO'S FIRST SUB PB1-43 LOT 8 AND THE NELY 23.58 FT OF LOT 9  
 Description SQR 2 TR 21 OR19-114/15 OR21-424/25 OR689-123 OR706-6/7 OR1245-2437 OR2468-190/91 OR3070-0763 OR3177-0617  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6183  
 Property Class MULTI-FAMILY DUPLEX (0802)  
 Subdivision Key West Realty Co's First Sub  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



### Owner

BARRY MARC  
 1922 Staples Ave  
 Key West FL 33040

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$285,073	\$281,667	\$277,402	\$280,591
+ Market Misc Value	\$1,930	\$1,195	\$1,241	\$1,287
+ Market Land Value	\$563,844	\$534,779	\$528,967	\$453,400
= Just Market Value	\$850,847	\$817,641	\$807,610	\$735,278
= Total Assessed Value	\$845,055	\$817,641	\$807,610	\$735,278
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	\$0
= School Taxable Value	\$820,055	\$792,641	\$782,610	\$735,278

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$534,779	\$281,667	\$1,195	\$817,641	\$817,641	\$25,000	\$792,641	\$0
2023	\$528,967	\$277,402	\$1,241	\$807,610	\$807,610	\$25,000	\$782,610	\$0
2022	\$453,400	\$280,591	\$1,287	\$735,278	\$735,278	\$0	\$735,278	\$0
2021	\$345,863	\$175,238	\$1,333	\$522,434	\$522,434	\$0	\$522,434	\$0
2020	\$342,956	\$165,000	\$2,150	\$510,106	\$510,106	\$0	\$510,106	\$0
2019	\$337,144	\$165,000	\$2,150	\$504,294	\$504,294	\$0	\$504,294	\$0
2018	\$290,641	\$167,538	\$2,106	\$460,285	\$460,285	\$0	\$460,285	\$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
MULTI RES DRY (080D)	7,358.00	Square Foot	0	0

**Buildings**

<b>Building ID</b>	3563	<b>Exterior Walls</b>	STONE/BRICK
<b>Style</b>	GROUND LEVEL	<b>Year Built</b>	1948
<b>Building Type</b>	M.F. - R2 / R2	<b>EffectiveYearBuilt</b>	2010
<b>Building Name</b>		<b>Foundation</b>	CONCRETE SLAB
<b>Gross Sq Ft</b>	1811	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	1565	<b>Roof Coverage</b>	METAL
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	CONC ABOVE GRD
<b>Condition</b>	AVERAGE	<b>Heating Type</b>	NONE with 0% NONE
<b>Perimeter</b>	168	<b>Bedrooms</b>	4
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	2
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	18	<b>Grade</b>	500
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,565	1,565	168
OPF	OP PRCH FIN LL	246	0	106
<b>TOTAL</b>		<b>1,811</b>	<b>1,565</b>	<b>274</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	2020	2021	20 x 6	1	120 SF	2
FENCES	2020	2021	27 x 6	1	162 SF	2
FENCES	2020	2021	5 x 6	1	30 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/27/2022	\$330,000	Warranty Deed	2378213	3177	0617	16 - Unqualified	Improved		
1/15/2021	\$620,000	Warranty Deed	2300271	3070	0763	01 - Qualified	Improved		
5/4/2010	\$300,000	Warranty Deed		2468	190	30 - Unqualified	Improved		
2/1/1977	\$19,500	Conversion Code		706	6	Q - Qualified	Improved		

**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2021-0535	03/08/2021	Completed	\$0	Residential	REPLACE WINDOWS AND ADD NEW DOOR FOR FRONT UNIT TO BACK YARD AND REPLACE BACK UNIT DOOR
BLD2021-0175	02/04/2021	Completed	\$0	Residential	PUTTING PRIVACY FENCE FOR FRONT UNIT HEIGHT 6' IN TOTAL IS 46' LONG
18-2208	06/23/2018	Completed	\$3,000	Residential	REPAIR & REPLACE 119' OF 6' SOLID PICKET FENCE, DOG EAR WITH 1" -1.5 GAP.
0102950	08/23/2001	Completed	\$5,800	Residential	20 SQS METAL SHINGLES

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**

Map



TRIM Notice

2025 TRIM Notice (PDF)

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 2/25/2026, 2:20:20 AM

Contact Us

