



**Historic Architectural Review Commission
Staff Report for Item 6**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins, MHP
HARC Assistant Planner

Meeting Date: March 27, 2018

Applicant: William Shepler

Application Number: H18-03-0015

Address: #922 Thomas Street

Description of Work:

New pool house, pool, gazebo, and decks. New gable roof over existing deck.

Site Facts:

The one-story house at 922 Thomas Street is listed as a contributing resource in the survey, and was constructed in 1938 according to the survey. The building does not appear on the 1962 Sanborn map, but in the c.1965 photograph, it is clear that the building is not a new structure, as there are dirt stains on the metal shingled roof and the eaves show some wear and tear. It is most likely that the building was relocated to that site. The building has a front porch that has been enclosed.

This property came to HARC in November 2017 for a new one-story addition to the rear of the house.

Guidelines Cited in Review:

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 9, and 10.

HARC Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 1, 5, 6, 11, 12, 13, 14, 19, and 22.

HARC Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 3, 6, 11, 12, 13, 14, 18, 24, and 25.

Staff Analysis

This Certificate of Appropriateness proposes a small covered porch addition to the rear of the new addition on the main house. The proposed porch will be around the same height as the other porch, approximately 15 feet tall.

The plans also include a new pool house, which will be 14 feet, 6 inches tall. The structure will utilize modern materials, such as aluminum and fiberglass windows and doors and v-crimp roofing. The structure will be located in the rear of the lot.

A new gazebo, which will be shorter than the pool house, is also proposed in the rear, located behind a new pool, which will be approximately 10 feet by 21 feet. The rear deck will be extended to the pool, and new pavers will be installed, connecting the gazebo to the pool house. A small outdoor shower will be connected to the pool house.

Consistency with Guidelines

It is staff's opinion that the design is consistent with the guidelines for additions and alterations and new construction. The massing and height of the new structures will be lower and subordinate to the main house. The site work is also consistent with the guidelines.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 18-00300015	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:

922 THOMAS ST.

NAME ON DEED:

JAMES & EVA HAMILTON

PHONE NUMBER

305-890-6191

OWNER'S MAILING ADDRESS:

321 CATHERINE ST.

EMAIL

HAMILTONBUILDERS1@HOTMAIL

KEY WEST, FL 33040

APPLICANT NAME:

WILLIAM SHEPLER

PHONE NUMBER

305-890-6191

APPLICANT'S ADDRESS:

201 FRONT ST., SUITE 203

EMAIL

WILL@WSHEPLER.COM

APPLICANT'S SIGNATURE:

[Handwritten Signature]

DATE

2/26/18

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

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

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

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

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

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

GENERAL: NEW POOL HOUSE, POOL, GAZEBO, DECKS & PORCH ROOF AS PER ATTACHED DWGS.

MAIN BUILDING: NEW GABLE ROOF OVER EXIST. DECK (195 S.F.)

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

Order: WFWWYC Type: RP Brewer: 1
Date: 2/27/18 50 Receipt num: 8869

2018 ADMITS
PT * BUILDING PERMITS-NEW
1.00 \$400.00

Trans number: 3123514
OK CHECK 1305 \$400.00

Trans date: 2/27/18 Time: 11:20:47

44686-8819-01c

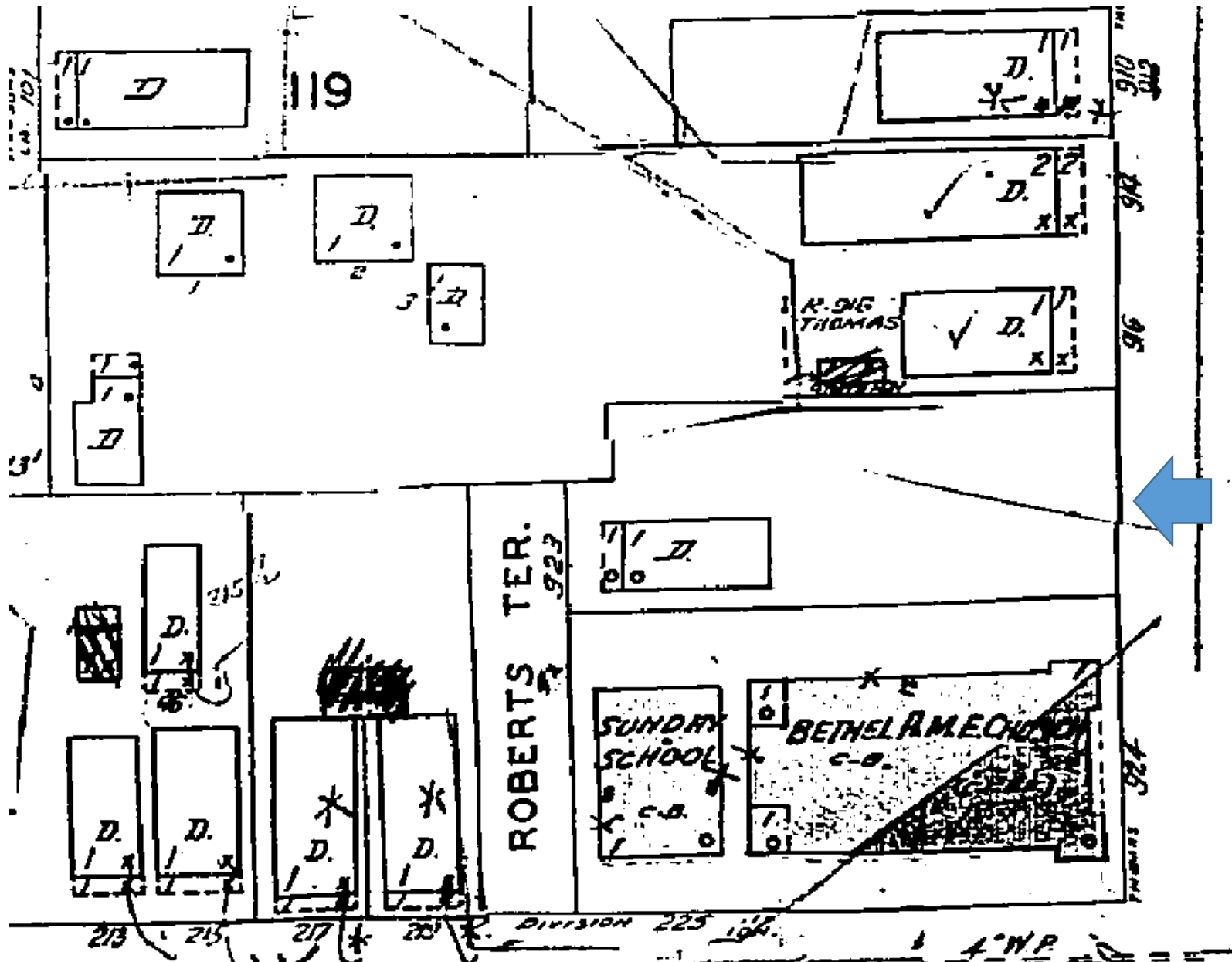
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): <u>NEW 9'x20' POOL, NEW 490 S.F. POOL HOUSE, NEW 12'x14' OPEN GAZEBO, NEW DECK TO POOL, PAVING</u>	
PAVERS: <u>350 S.F. BRICK PAVERS</u>	FENCES:
DECKS: <u>240 S.F. OF NEW DECKING TO POOL</u>	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC.):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> 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:	

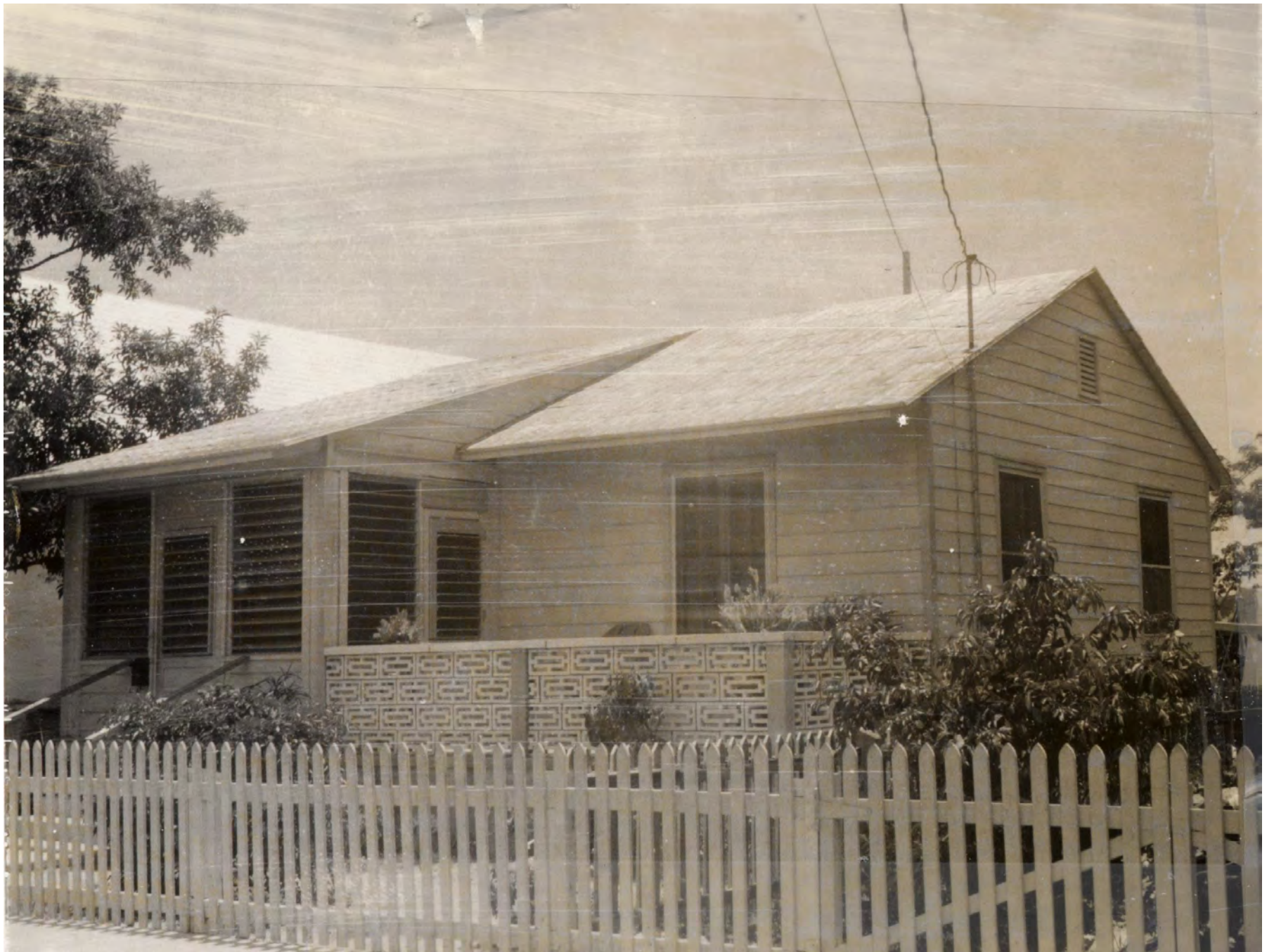
THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS



1962 Sanborn Map

PROJECT PHOTOS



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



9
2
2

MAILBOX







EXISTING HOUSE FROM THOMAS ST.



RECEIVED
NOV 29 2010
By _____



FRONT PORCH

NOV 29 2010



FRONT FACADE OF HOUSE



SIDE OF HOUSE BY CHUNCH



RECEIVED
NOV 29 2010



BACK OF HOUSE



RECEIVED
NOV 29 2010
By _____

WINDOW IN BACK OF HOUSE THAT
IS OLD CASEMENT



RECEIVED
29 2010
By _____

BACKYARD OF SITE







91





NO TRESPASSING





NO PARKING
ANYTIME



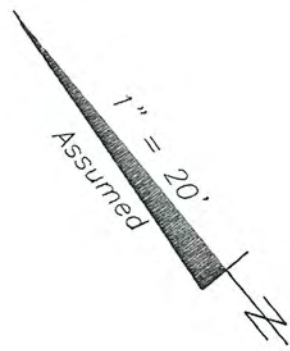
Church





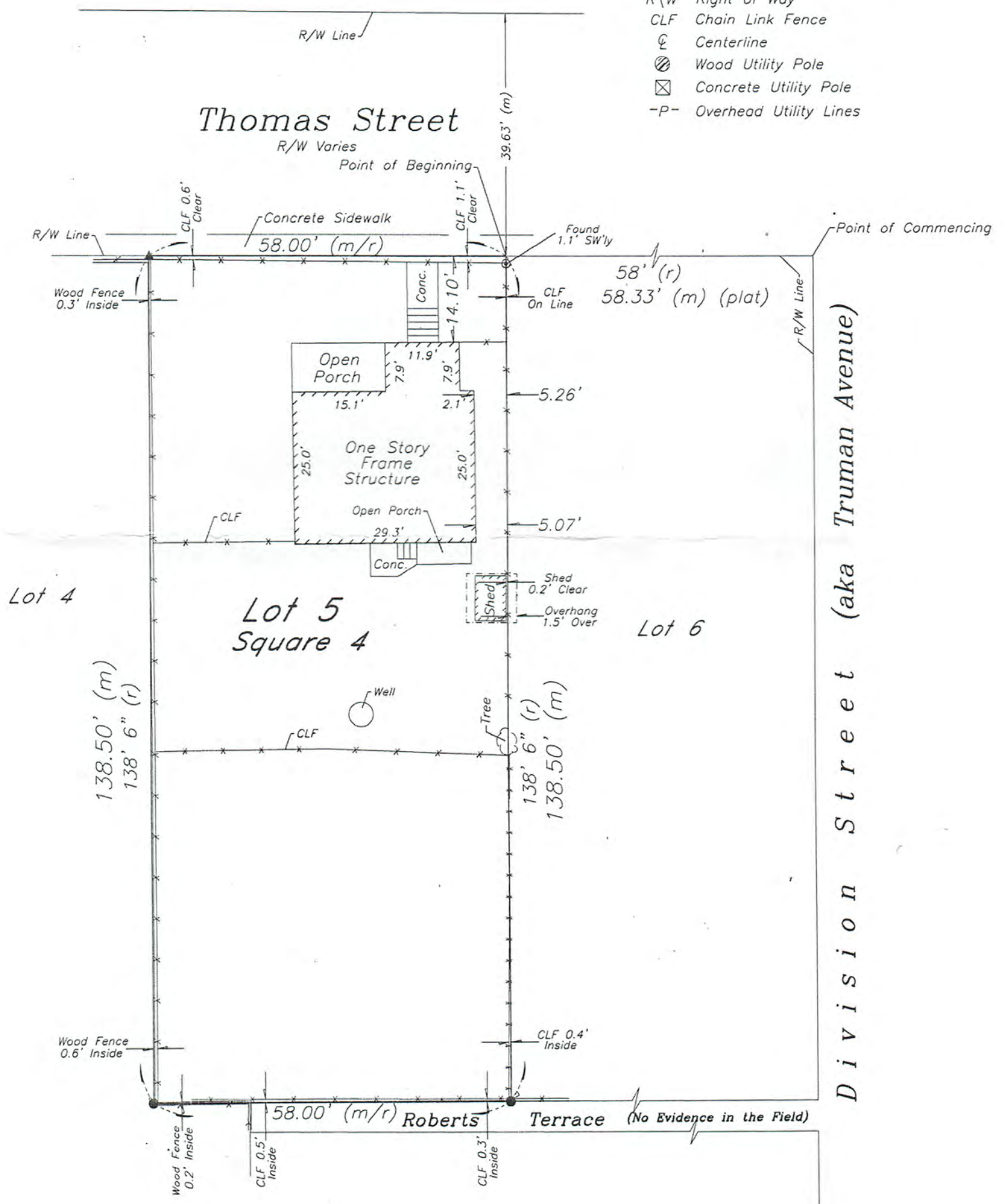
SURVEY

Boundary Survey Map of Lot 5, Square 4 of C.W. Tift's Diagram on the Island of Key West



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- 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



Sheet One of Two Sheets

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

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

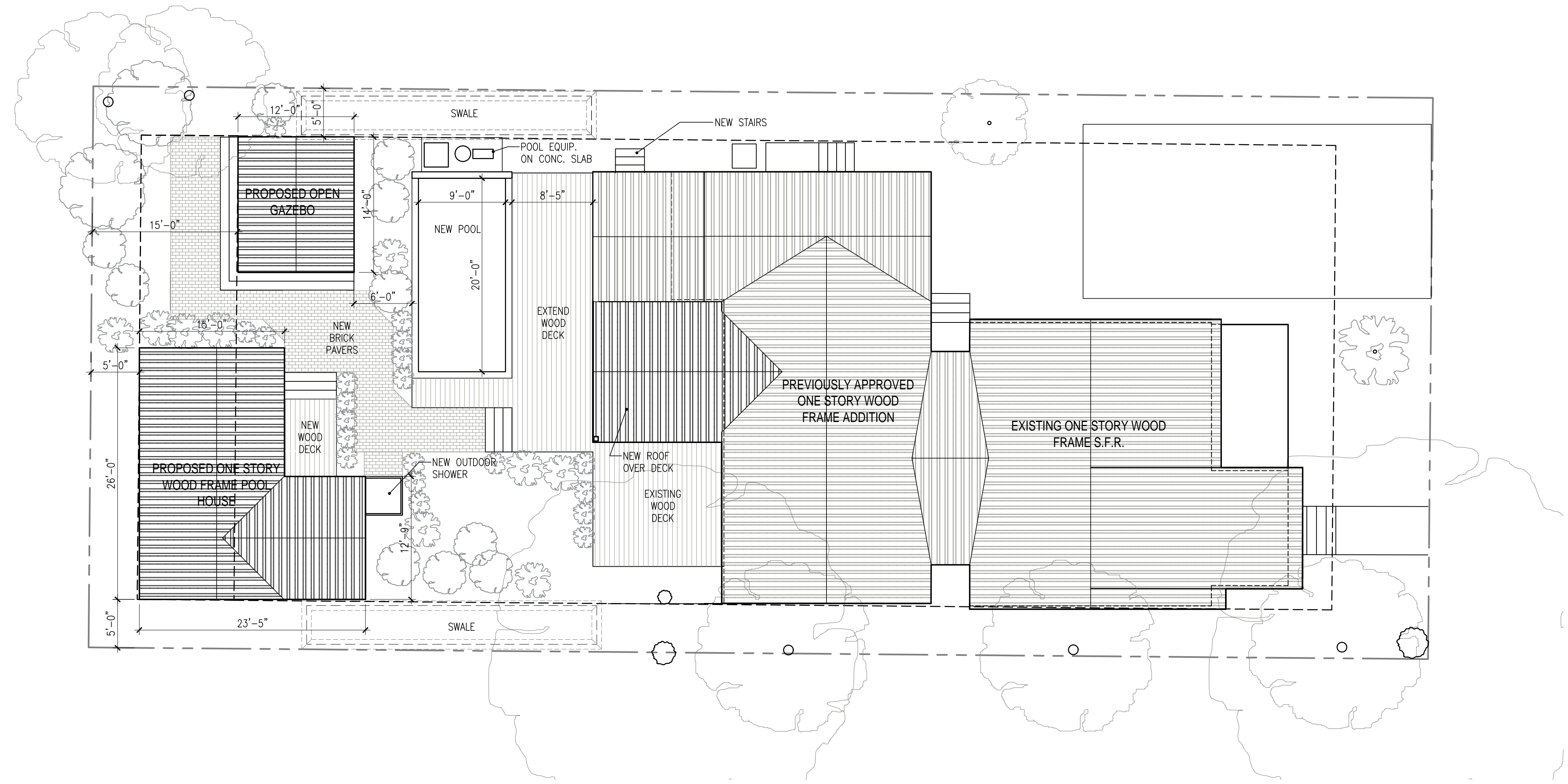
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

REVISED DESIGN

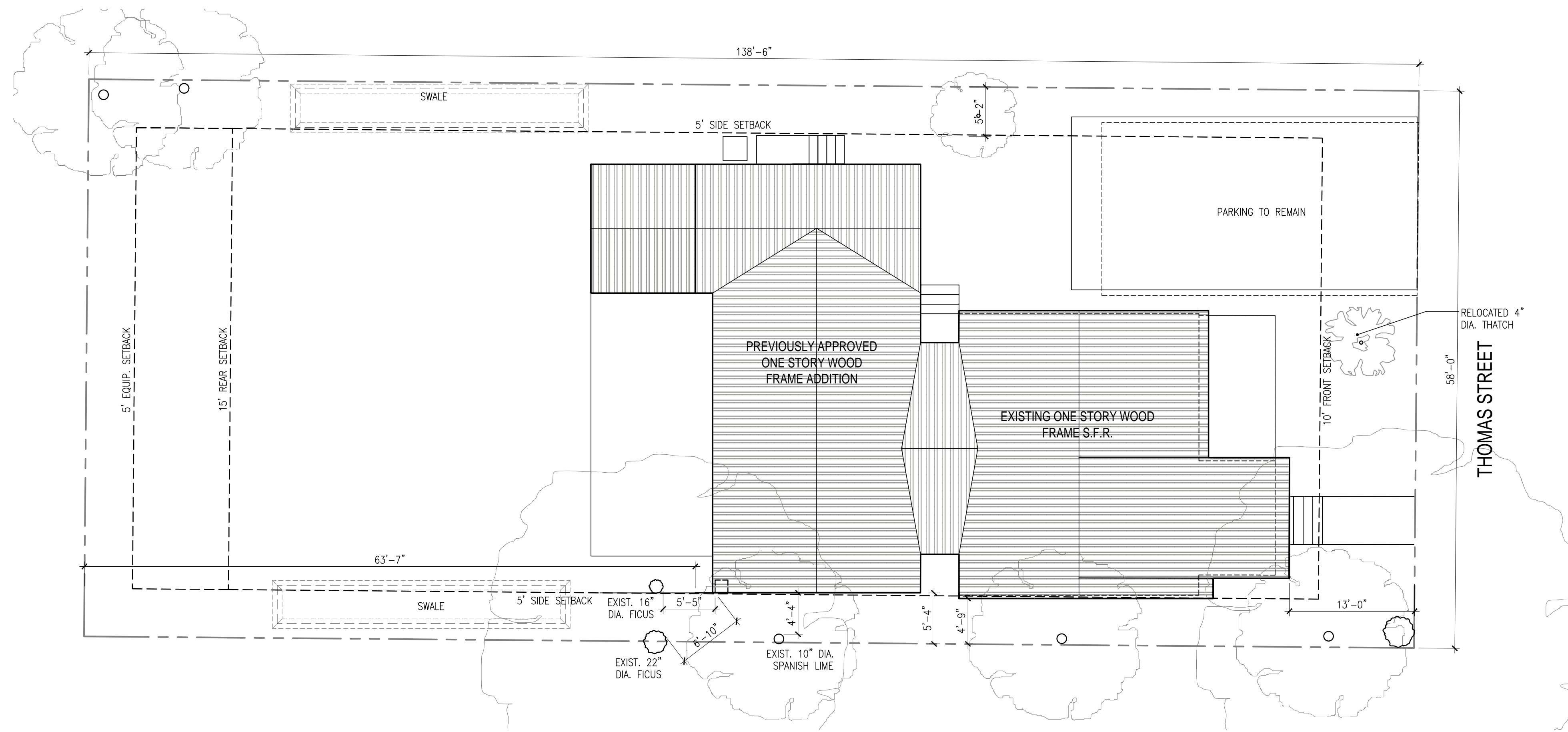
SITE CALCS - ZONING DISTRICT: HMDR

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	18'-1"	No Change	Yes
BUILDING COVERAGE	40%	2,109 s.f. (26.2%)	2,965 s.f. (36.9%)	Yes
IMPERVIOUS SURFACE RATIO	60%	2,499 s.f. (31.1%)	3,903 s.f. (48.5%)	Yes
LOT SIZE	Min. 4,000 s.f.	8,033 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	58'	N/A	N/A
LOT DEPTH	Min. 90'	138.5'	N/A	N/A
FRONT SETBACK	Min. 10'	13'	No Change	Yes
SIDE SETBACK (SOUTH)	Min. 5'	4'-9"*	No Change	N/A
SIDE SETBACK (NORTH)	Min. 5'	5'-2"	5'-0"	Yes
REAR SETBACK	Min. 15'	63'-7"	5'*	Yes
OPEN SPACE	Min. 35%	68.90%	40.00%	Yes

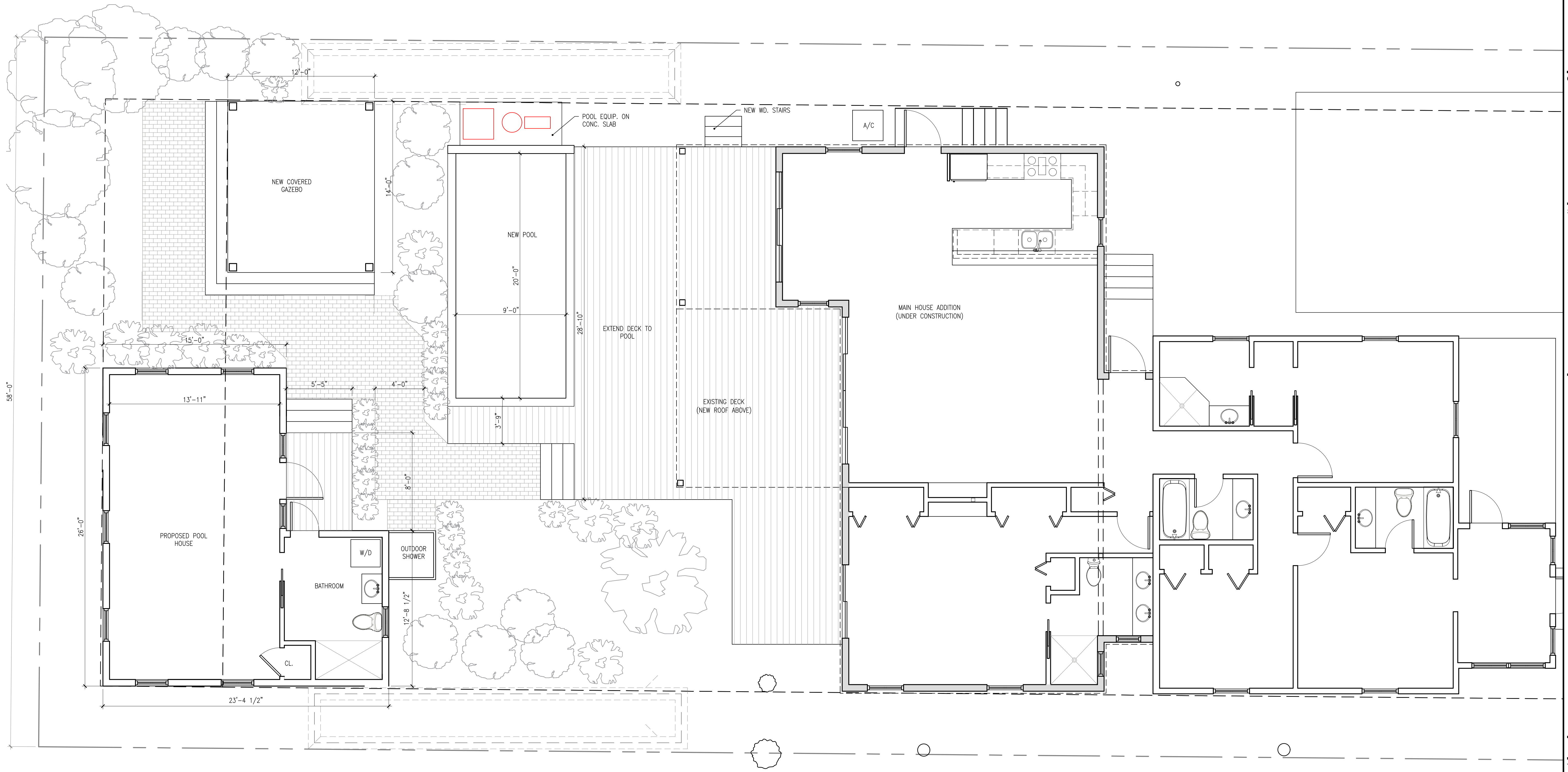
*Existing Non-Conforming Condition
*Accessory Structure



2 PROPOSED SITE PLAN
A1.1 SCALE: 1/8"=1'-0"



1 EXISTING SITE PLAN
A1.1 SCALE: 1/8"=1'-0"



1 FLOOR / SITE PLAN
A2.1 SCALE: 1/4"=1'-0"

922 THOMAS STREET
KEY WEST, FL
ACCESSORY STRUCTURE
- GUEST COTTAGE -

Drawing Size: 24x36 | Project #: 17028.3

Title:

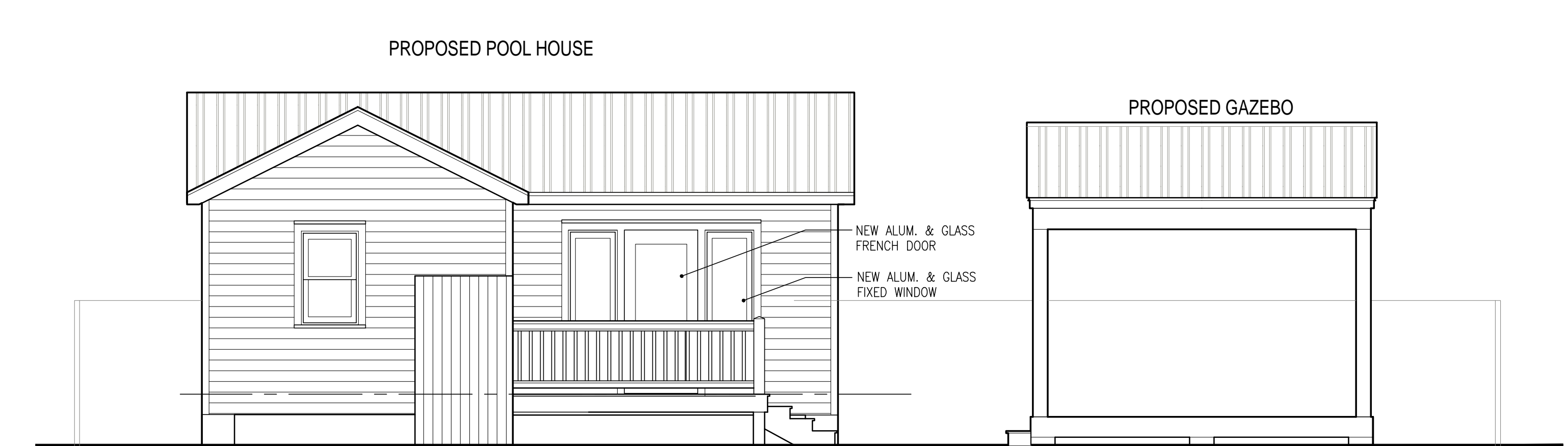
PROPOSED FLOOR PLAN

Sheet Number:

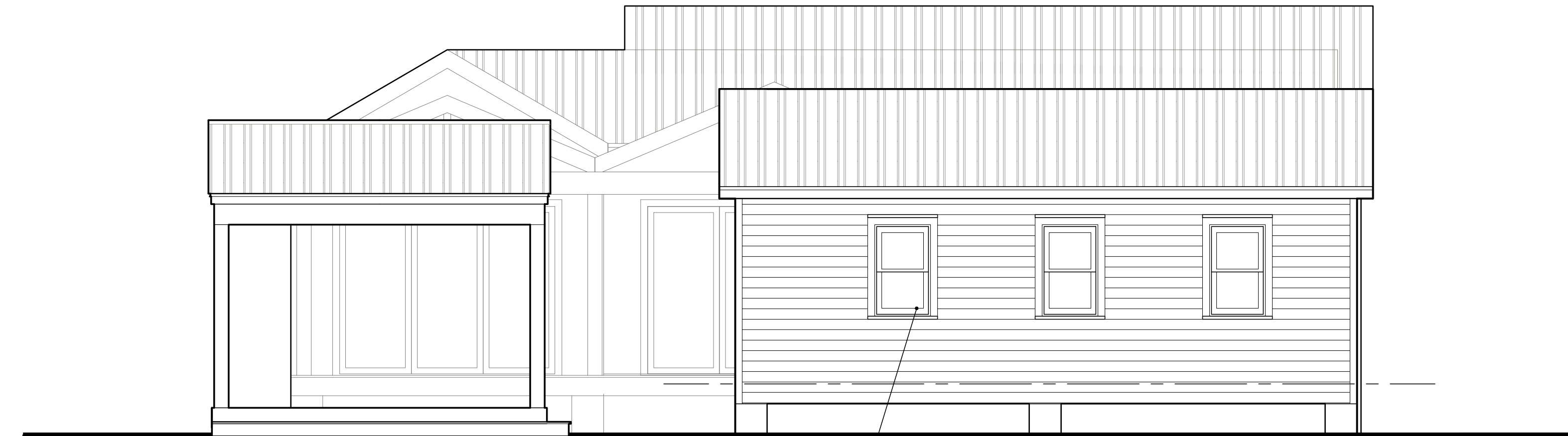
A-2.1



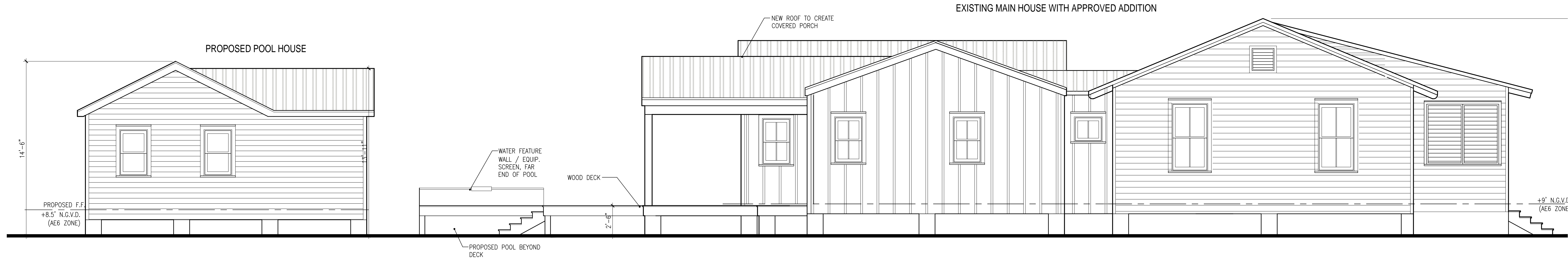
2
A3.1 **NORTH ELEVATION**
SCALE: 1/4"=1'-0"



1
A3.1 **EAST ELEVATION - GUEST COTTAGE**
SCALE: 1/4"=1'-0"



3
A3.1 **WEST ELEVATION - GUEST COTTAGE**
SCALE: 1/4"=1'-0"



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

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 27, 2018 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW POOL HOUSE, POOL, GAZEBO,
AND DECKS. NEW GABLE ROOF OVER
EXISTING DECK.**

FOR #922 THOMAS STREET

Applicant – William Shepler

Application #H18-03-0015

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

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

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

PROPERTY APPRAISER INFORMATION

Disclaimer

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

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

Summary

Parcel ID 00015060-000000
 Account # 1015407
 Property ID 1015407
 Millage Group 11KW
 Location Address 922 THOMAS St , KEY WEST
 Legal Description KW LT 5 SQR 4 TR 3 G8-380 OR459-685/686 OR635-428/31 OR2453-301 OR2465-1752/53C
 (Note: Not to be used on legal documents)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

HAMILTON JAMES D AND EVA M
 321 CATHERINE ST
 KEY WEST FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$91,944	\$84,483	\$78,299	\$75,155
+ Market Misc Value	\$831	\$831	\$723	\$655
+ Market Land Value	\$692,506	\$551,205	\$347,967	\$284,852
= Just Market Value	\$785,281	\$636,519	\$426,989	\$360,662
= Total Assessed Value	\$464,271	\$422,065	\$383,696	\$348,815
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$785,281	\$636,519	\$426,989	\$360,662

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	8,004.00	Square Foot	58	138.5

Buildings

Building ID 1094
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 977
 Finished Sq Ft 821
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 124
 Functional Obs 0
 Economic Obs 0
 Depreciation % 8
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1938
 EffectiveYearBuilt 2008
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 2
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	821	821	0
OPU	OP PR UNFIN LL	120	0	0
OPF	OP PRCH FIN LL	36	0	0
TOTAL		977	821	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	936 SF	1

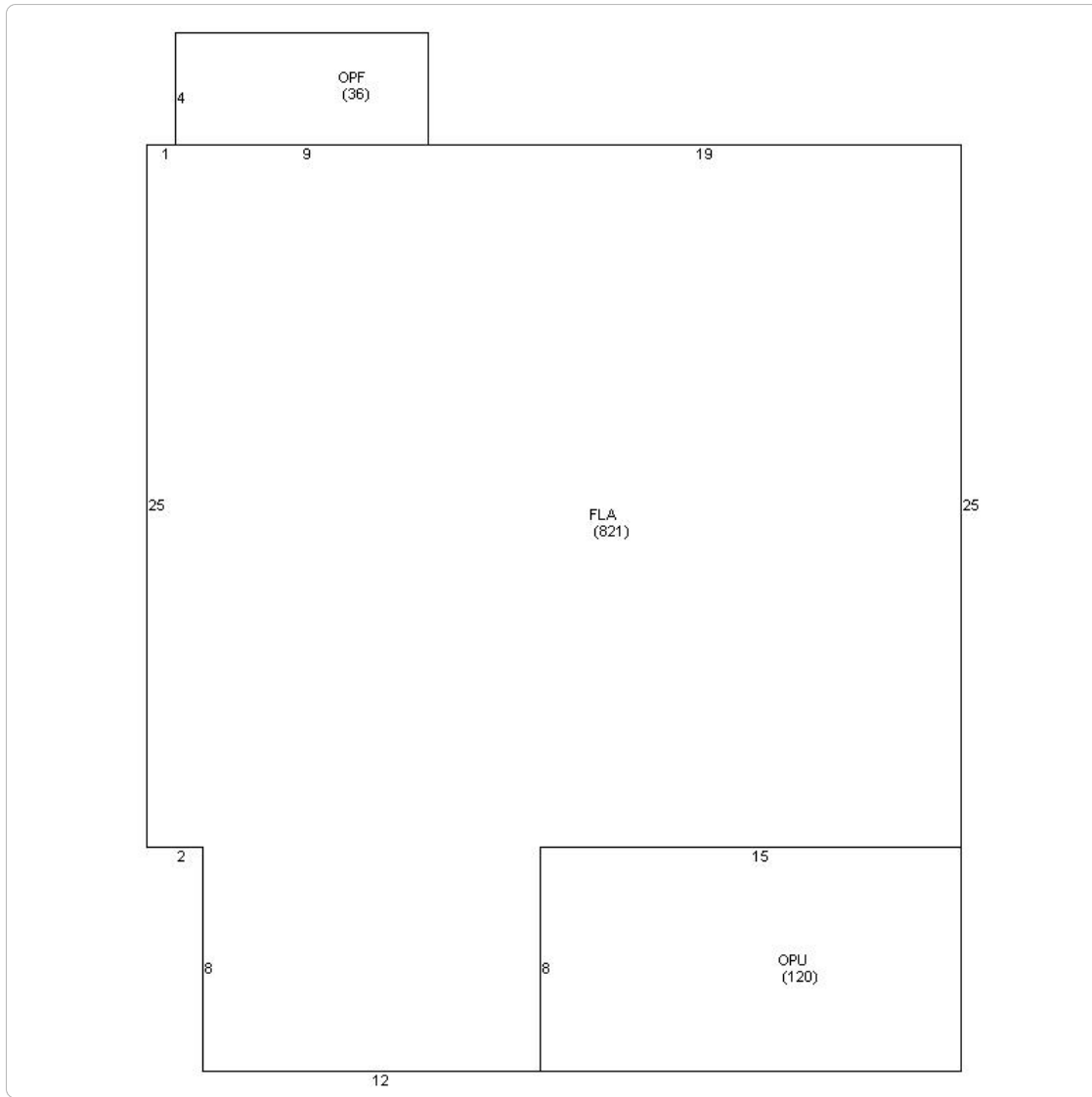
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/4/2010	\$300,000	Warranty Deed		2453	301	02 - Qualified	Improved
1/4/2010	\$0	Warranty Deed		2465	1752	11 - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-2266	6/9/2017		\$2,200	Residential	REPAIRE 200SF OF EXT WOOD SIDING REPAIR 60LF OF WOOD SKIRT BOARD, REPAIRE FRONT PORCH FRONT AND SIDE DOOR TRIM
17-2327	6/9/2017		\$7,800	Residential	REPAIR FLOOR INSIDE HOUSE, PUT DOWN 800SF OF PRE FINISHED FLOOR INSIDE. REPLACE KITCHEN CABINETS, RETILE 250SF OF BATHROOM FLOOR AND WALLS. REPLACE INTERIOR DOORS
17-2222	6/6/2017		\$2,000	Residential	PATCH INTERIOR SHEET ROCK, REPAINT INTERIOR OF HOUSE
09-0385	2/12/2009	4/22/2009	\$6,700	Residential	DEMO OF SFR 630 SF AS PER CODE COMPLIANCE AND HARC
06-4564	8/1/2006	9/29/2006	\$1,500	Residential	INSTALL 750 SF OF MASONITE, COVER W/ VINYL TILE.
9802680	9/2/1998	1/1/1999	\$5,000	Residential	INSTALL V-CRIMP ROOF
9801264	4/22/1998	1/1/1999	\$600	Residential	REPAIR SEWER LINE ONLY
9702281	7/1/1997	12/1/1997	\$1,500	Residential	UPDATE ELECTRICAL

Sketches (click to enlarge)



Photos



Map



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

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

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